Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Assessor
Town of Hampton Falls
1 Drinkwater Road
Hampton Falls, NH 03844

January 30, 2018
RE: Tax Map 8 Lot 33 and Tax Map 9 Lots 5 and 6

Dear Mr. Haywood:

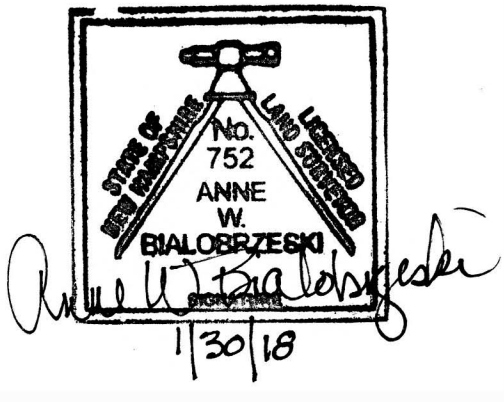
It has come to my attention that, after conducting considerable research and sharing my conclusions with Town officials, those conclusions have not been reflected in any action by the Town to resolve the discrepancy in the tax mapping that my work brought to light in 2015. It has been suggested that this might be the result of a failure on my part to offer my opinion in a more formal way regarding the record title to properties in this area. I hope this letter will correct that deficiency.

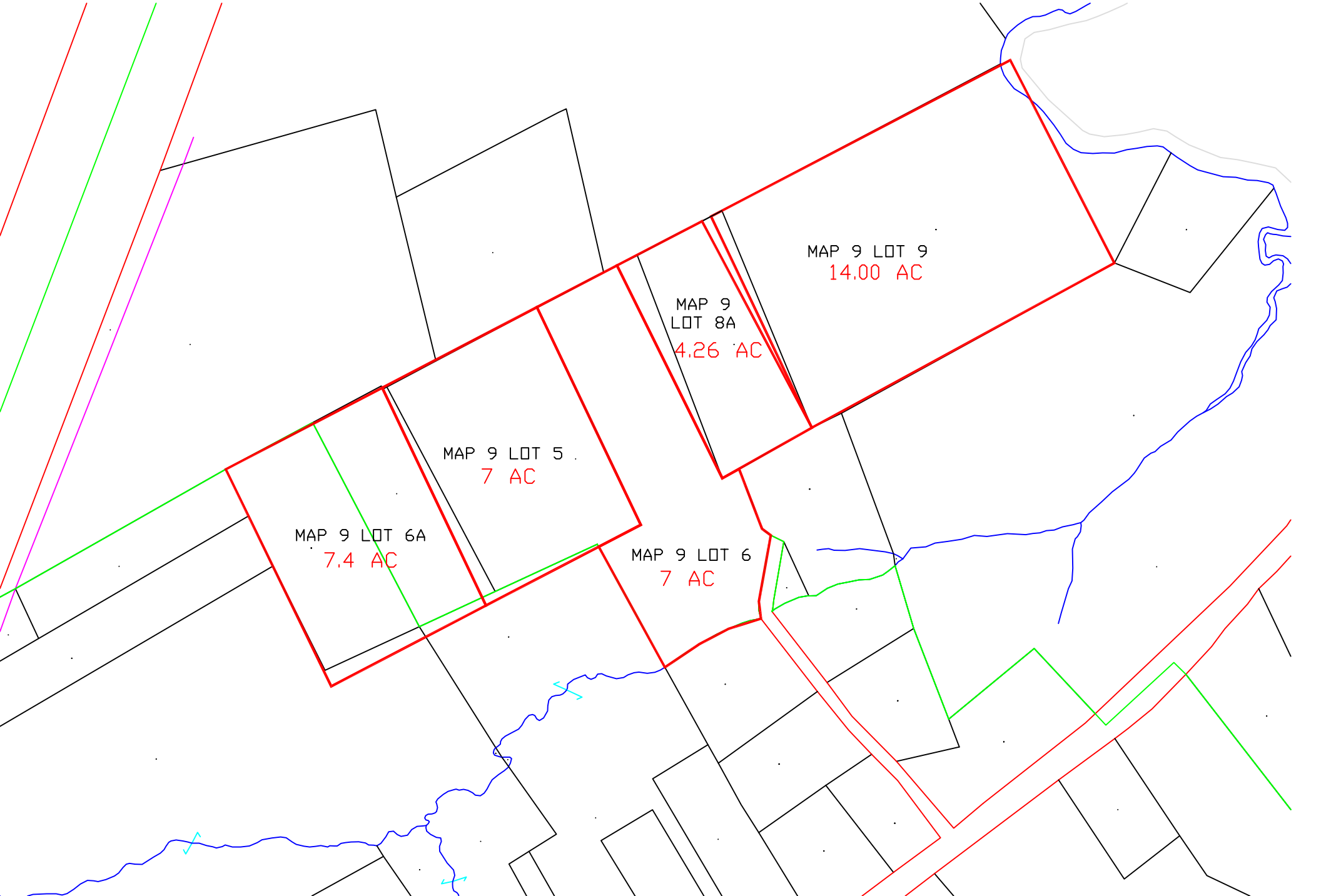
It is my professional opinion as a licensed land surveyor that the record title boundaries for tracts described in affidavit of Edwin H. Hayes et. al. (RCRD 5643-2548) and deed to Michael P. Harris et. al. (RCRD 5785-1503) are more correctly configured as shown on the sketch provided to the Town Administrator in 2015 (also appended here). In my opinion, Map 8 Lot 33 (listed as owner unknown) should be deleted from the parcel list. As to the suggested lot numbers on the sketch, Map 9 Lot 5 shows the correct record title location for the 7 acres currently taxed to Edwin Hayes. Map 9 Lot 6A shows the correct record title location for the 7 acres 64 rods currently taxed to Michael Harris.

I have suggested that this discrepancy could be easily resolved if the parties would simply exchange deeds and reverse the relative position of each tract.
It is my hope that this letter might result in some progress toward that end.

Anne W. Bialobrzeski

Anne W. Bialobrzeski NHLLS#752
Stockton Services




MAP 9 LOT 9
14.00 AC
MAP 9
LOT 8A
4.26 AC
MAP 9 LOT 5
7 AC
MAP 9 LOT 6A
7.4 AC
MAP 9 LOT 6
7 AC

SUGGESTED CONVEYANCE FROM HAYES TO HARRIS .

This deed was prepared in 2015 and would need some revisions.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **EDWIN H. HAYES** of 5610 Turkey Oak Road, Richmond, Virginia, for consideration paid, grant to ~~CHRISTOPHER MERRILL~~ of ....Harris....., with QUITCLAIM COVENANTS, all of my right, title and interest in and to the following premises:

A certain parcel of land located in Hampton Falls, County of Rockingham and State of New Hampshire, described as containing seven acres, more or less, on the "Farm Land" so called, bounded as follows:

Northerly by land of the heirs of Richard Dodge;
Easterly by land of the heirs of John Sanborn;
Southerly by land of the heirs of James D. Dodge; and
Westerly by land of Warren Brown.

For title reference see Deed of Edwin Janvrin, Betram T. Janvrin, John A. Janvrin, Charles E. Janvrin, and Mary L. Wakeman to Edwin L. Janvrin dated December 29, 1911 and recorded in the Rockingham County Registry of Deeds at Book 649, Page 0098, and Affidavit of Intestacy of Edwin H. Hayes of even or near even date and recorded herewith. (RCRD 5643-2548) and will of Eleanor Hayes (RCRD 5653-2127)

This is not homestead property.

Dated this ____ day of _____, 20~~15~~ XXXX 2018

_____
EDWIN H. HAYES

STATE OF _____
COUNTY OF _____ _____, 2015

Personally appeared **EDWIN H. HAYES**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

_____
Notary Public
My Commission Expires: _____

Printed from Internet for on 1/18/2015

Know all men by these presents

That We, Edwin Janvrin, Bertram T. Janvrin, John A. Janvrin, Charles E. Janvrin, all of Hampton Falls in the County of Rockingham and State of New Hampshire, and Mary L. Wakeman, of Brooklyn in the State of New York.

Janvrin & al to Janvrin — for and in consideration of the sum of one dollar to us in hand before the delivery hereof, well and truly paid by Edwin L. Janvrin, of said Hampton Falls,

Delivered to Grantee by mail. — have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Edwin L. Janvrin and his heirs and assigns forever.

Two certain tracts of land, both situate in said Hampton Falls, namely:- The first, containing three acres, one hundred and seven rods, more or less, bounded Northerly by land formerly of Thayer S. Sanborn, Easterly by land formerly of William Talton, and Samuel Palmer, Southerly by land formerly of John W. Dodge, and Westerly by land formerly of Lowell F. Merrill; these being the same premises conveyed to Sally A. Janvrin by John W. Dodge by deed dated April 21, 1868 recorded in Rockingham Records, Book 427, Page 306.

The second, containing seven acres, more or less, bounded Northerly by land of heirs of Richard Dodge, Easterly by land of heirs of John Sanborn, South by land of heirs of James D. Dodge, and Westerly by land of Warren Brown; this tract being situate on the "Farm Land", so called, and being the second tract described in deed from William P. Moulton Trustee, to said Sally A. Janvrin, dated January 22, 1874, recorded in Book 450, Page 127, of said Records.

State of New York, Kings County ss. January 11th 1911. Personally appeared the within-named Mary L. Wakeman and Arthur E. Wakeman, and acknowledged the within instrument to be their voluntary act and deed. Before me, H. P. Schoenberger (N. P. Seal) Notary Public Kings Co. N. Y.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said Edwin L. Janvrin and his heirs and assigns forever; and we do hereby covenant with the said Edwin L. Janvrin that we will warrant and defend the said premises to him the said Edwin L. Janvrin and his heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us. And we Mary Janvrin wife said Bertram, and Arthur Wakeman, husband of said Mary L. Wakeman

And ~~I~~ Mary Elizabeth Janvrin wife of said John A. Janvrin for the consideration aforesaid, do hereby release ~~my~~ all our right of dower or curtesy in said premises.

And we, ~~the said~~ and each of us ~~wife of said~~ in consideration aforesaid, do hereby grant and release to said Edwin L. Janvrin all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "Anact to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851. or by any other law.

~~And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.~~

In witness whereof we have hereunto set our hands and seals, this 29th day of December in the year of our Lord one thousand nine hundred and ten. (LS)(LS)

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Frank Janvrin. Leo. C. Schafer Witnesses as to Mary L. Wakeman
Sadie E. Wile. Andrew J. Ryder Arthur E. Wakeman
Frank H. Lord.

Edwin Janvrin. Mary E. Janvrin (LS)(LS)
Bertram T. Janvrin. Elizabeth Janvrin (LS)(LS)
John A. Janvrin. Mary L. Wakeman. (LS)(LS)
Charles E. Janvrin. Arthur E. Wakeman

State of New Hampshire, Rockingham, ss. January 2 A. D. 1911.

Personally appeared the above named Edwin, Bertram, John A., Charles E., Mary E. and Elizabeth Janvrin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Frank H. Lord. Justice of the Peace.

John W. A. Green Register.

Received and Recorded, Oct. 24 - 12.55 P.M. 1911.

Printed from Internet for on 8/10/2015

0344476

AFFIDAVIT OF INTESTACY

RE: 7 ACRES JANVRIN LAND, HAMPTON FALLS, NEW HAMPSHIRE

NOW COMES **EDWIN H. HAYES** of 5610 Turkey Oak Road, Richmond, Virginia and upon oath deposes and says as follows based upon my factual knowledge of the family history of the parties hereinbelow described:

2015 AUG 10 AM 9:58

1. I am the only grandson of Edwin L. Janvrin, late of Hampton Falls, New Hampshire and the only son of Eleanor Hayes, late of Alton, New Hampshire, who was the only child of Edwin L. Janvrin.

2. By deed dated December 29, 1910 and recorded in the Rockingham County Registry of Deeds at Book 649, Page 098, the said Edwin L. Janvrin was conveyed inter alia a certain parcel of land located in said Hampton Falls, described as containing seven acres, more or less, bounded as follows:

Northerly by land of the heirs of Richard Dodge;
Easterly by land of the heirs of John Sanborn;
Southerly by land of the heirs of James D. Dodge; and
Westerly by land of Warren Brown (the "Parcel").

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

3. The said Edwin L. Janvrin was deceased intestate on May 1, 1966. See Death Certificate recorded in the Rockingham County Registry of Deeds at Book 2691, Page 471.

4. The said Edwin L. Janvrin was survived by his wife, Lillian H. Janvrin, and only one heir, that being his daughter (my mother), Eleanor J. Hayes.

5. The said Lillian H. Janvrin was deceased testate on April 17, 1967 (Rockingham Probate 48080), without having re-married, all of her real estate devolving to my mother, Eleanor J. Hayes.

6. The said Eleanor J. Hayes was deceased testate on April 27, 1993. Her real estate devolved to me as sole remainderman under her will, said will being recorded with the Circuit Court of Chesterfield, Virginia at Book 165, Page 937.

Printed from Internet for on 8/10/2015

FURTHER THE AFFIANT SAYETH NAUGHT.

Dated: Aug. 5, 2015

Edwin H. Hayes
EDWIN H. HAYES

STATE OF Virginia
COUNTY OF Chesterfield

August 5, 2015

Personally appeared **EDWIN H. HAYES**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

DONNA WILLIAMS SMITH
NOTARY PUBLIC 7044861
COMMONWEALTH OF VIRGINIA

Donna Williams Smith
Notary Public
My Commission Expires Oct. 31, 2018

DONNA WILLIAMS SMITH
NOTARY PUBLIC 7044861
COMMONWEALTH OF VIRGINIA

Printed from Internet for on 9/15/2015

8796

BOOK 0165 PAGE 0937

Last Will and Testament

I, ELEANOR J. HAYES of Alton, Belknap County, New Hampshire being of lawful age and of sound and disposing mind and memory, but realizing the uncertainty of life, do hereby publish and declare this to be my Last Will and Testament, hereby revoking all prior Wills and Codicils by me made at any time.

FIRST. I direct my Executor hereinafter named to pay my debts, funeral expenses, costs of administration as soon as practicable after my death.

SECOND. I give and bequeath to my granddaughter, SUSAN, my diamond engagement ring, and my diamond wedding ring. The remainder of my jewelry I give and bequeath to my daughter-in-law, CAROL.

THIRD. I have a Certificate of Deposit held jointly with my son, EDWIN H. HAYES, at the Laconia Federal Savings and Loan, presently in the amount of Ten Thousand Dollars ($10,000), and I request such funds be used for the education of my granddaughter, STEPHANIE.

FOURTH. I give and bequeath to my granddaughter, STEPHANIE, my little finger diamond ring.

FIFTH. I give and bequeath Two Hundred Dollars ($200.00) to the Town of Alton for the perpetual care of the Hayes cemetery lot in the Riverside Cemetery.

SIXTH. I give, bequeath and devise all the rest, residue and remainder of my estate, real, personal or mixed, to my son, EDWIN H. HAYES if he survives me, otherwise to his wife, CAROL A. HAYES.

SEVENTH. I nominate and appoint my son, EDWIN H. HAYES of 5610 Turkey Oak Road, Richmond, Virginia 23234, as Executor of this my Will. I request my fiduciary not be required to furnish a bond except as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of October, 1986.

Eleanor J. Hayes
Eleanor J. Hayes

Signed, published and declared by the above-named Eleanor J. Hayes as and for her Last Will and Testament in our presence and by us in her presence and

040805
2015 SEP 15 AM 10:41
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Printed from Internet for on 9/15/2015

in the presence of each other and at her request subscribed as witnesses thereto.

Brenda L. Fontaine — New Durham NH
Sheila E. Roux — Farmington, NH

STATE OF NEW HAMPSHIRE COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 29th day of October, 1986 by Eleanor J. Hayes, the testator; Brenda L. Fontaine and Sheila E. Roux, the witnesses, who under oath do swear as follows:

1. The testator signed the instrument as her will or expressly directed another to sign for her.

2. This was the testator's free and voluntary act for the purposes expressed in the will.

3. Each witness signed at the request of the testator, in her presence, and in the presence of the other witness.

4. To the best of my knowledge, at the time of the signing, the testator was at least 18 years of age, or if under 18 years was a married person, and was of sane mind and under no constraint or undue influence.

Notary Public
My Commission Expires: 11-2-88

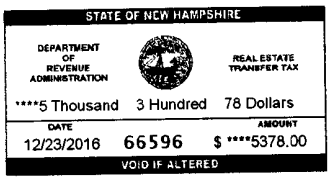
CIRCUIT COURT CHESTERFIELD VA.
A COPY TESTE: WENDY S. HUGHES, CLERK
BY: DEPUTY CLERK

Printed from Internet for on 1/19/2017

SUGGESTED CONVEYANCE HARRIS TO HAYES
FOURTH PARCEL (HIGHLIGHTED)

Return to:
Michael P. Harris and Tara G. Harris
16 Marsh Lane
Hampton Falls, NH 03844

E 59575



C/H
L-CHIP
352838

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS: that **Andrea Lewis Melville, Executor of the Estate of Joseph Andrew Melville, by the power conferred by Rockingham County Probate Court and every other power,** of 360 Vine Street, Northfield, Vermont 05663 Grant to **Michael P. Harris and Tara G. Harris,** Husband and Wife, of 223 Exeter Road, Hampton Falls, New Hampshire 03844, as joint tenants with rights of survivorship, the following described premises:

A certain parcel of land, together with the buildings thereon, situate in Hampton Falls, in the County of Rockingham and State of New Hampshire, containing two (2) acres, more or less, bounded northerly on land now or formerly of the heirs of John W. Dodge; easterly on land now or formerly of William Taralton; westerly and southerly on land now or formerly of John L. Perkins.

Also, a certain tract of salt marsh, situate in said Hampton Falls, containing one and one-half (1 1/2) acres, more or less, and bounded easterly by Taylor's River, so-called; southerly on land now or formerly of John M. Marshall; westerly on land now or formerly of John M. Marshall and land now or formerly of the heirs of James H. Sanborn; northerly on land now or formerly of the heirs of James Janvrin.

Also, a certain tract of land situate in said Hampton Falls, containing two (2) acres, more or less, and bounded northerly by land formerly of John Brown; easterly by a brook which divides said described tract from land now or formerly of Charles H. Crosby; and southerly by land now or formerly of John E. Sanborn; and westerly by land now or formerly of Edwin Janvrin.

Also, a certain tract of stump land in the "Farms", so-called, situate in said Hampton Falls, containing seven (7) acres and sixty-four (64) rods, and bounded as follows: northerly by land now or formerly of Warren Brown 29 rods 2 links; easterly by land now or formerly of Edwin L. Janvrin 41 rods; southerly by land now or formerly of John Hamilton and Mrs. Arthur W. Chase 28 rods 16 links; westerly by land now or formerly of the heirs of Towle, John Stanton and Warren H. Batcheldor 41 rods.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS
2016 Dec 23 AM 10:32

Printed from Internet for on 1/19/2017

Also, a certain parcel of land located on the Westerly side of U.S. Route 1, in Hampton Falls, County of Rockingham and State of New Hampshire, and more particularly described as follows:

A certain tract of land in Hampton Falls consisting of three acres, more or less, lying westerly of U.S. Route 1 not contiguous thereto, by lying in a generally westerly direction beyond or behind land now owned by Joseph Andrew Melville, Browns Lane, and including any existing right of way to said land.

E 59575

a portion of the

Meaning and intending to describe and convey the same premises conveyed by deeds recorded in Rockingham County Registry of Deeds at Book 2969, Page 2980 and Book 3216, Page 2764. For further reference see Estate of Joseph Andrew Melville Rockingham County Probate Docket# 318-2016-ET-01321.

and is the same land described in .....RCRD 871-371.....

This is not homestead property of the grantor or her spouse.

Executed this 22ND day of December, 2016.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Andrea Lewis Melville, Executor of the Estate of
Joseph Andrew Melville

The undersigned, the sole heir of the late Joseph Andrew Melville hereby consent to the within sale of real estate at 16 Marsh Lane, Hampton Falls, New Hampshire.

12/22/16
Date

Andrea Lewis Melville

State of New Hampshire
County of Rockingham

December 22 2016

Then personally appeared the above-named Andrea Lewis Melville, Individually and Executor of the Estate of Joseph Andrew Melville known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed same freely and intelligently, for the purposes contained herein, before me.

PAUL M. GALLO
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES OCTOBER 3, 2017

Notary Public/Justice of the Peace
Commission expiration:

Know all Men by these Presents,

THAT I, Charles N. Dodge of Hampton Falls, county of Rockingham and State of New Hampshire

Dodge to Brown

for and in consideration of the sum of One dollar to me in hand, before the delivery hereof well and truly paid by John Brown of Hampton Falls, county of Rocking and State of New Hampshire

del. to grantee

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said John Brown heirs and assigns forever,

A certain tract of stump land in the "Farms" so-called, situated in Hampton Falls, containing seven acres and sixty four rods and bounded as follows: Northerly by land of Warren Brown 29 rods 2 links, Easterly by land of Edwin L. Janvrin 41 rods, Southerly by lands of John Hamilton and Mrs Arthur W. Chase 28 rods, 16 links, Westerly by lands of the heirs of E. B. Towle, John N. Sanborn and Warren H Batchelder 41 rods, This deed is subject to certain rights in regard to removing wood, given by the said Charles N Dodge to Isaac Brown.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said John Brown and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Charles N Dodge and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said John Brown and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said John Brown and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Annie H. Dodge wife of the said Charles N. Dodge in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we *have hereunto set* our *hand* s *and seal* s, *this* ~~seventeen~~ *day of* ------ *in the year of our Lord one thousand nine hundred and* seventeen

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Frank H. Lord — Charles N. Dodge (L.S.)

Ellen F. Healey — Annie H. Dodge (L.S.)

STATE OF NEW HAMPSHIRE, Rockingham, ss. March 13 A. D. 191 .

Personally appeared the above named Charles N and Annie H Dodge and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME,

Frank H. Lord *Justice of the Peace.*

Received and recorded Aug. 5th 2:15 P.M. 1931. John W. A. Green *Register.*

18044739 10/31/2018 03:35:30 PM
Book 5958 Page 1330 Page 1 of 2
Register of Deeds, Rockingham County

Cathy Ann Stacey

LCHIP	ROA428957	25.00
TRANSFER TAX	RO083928	57.00
RECORDING		14.00
SURCHARGE		2.00

Sentinel
Box

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Edwin H. Hayes, of 5610 Turkey Oak Road, Richmond, Virginia, for consideration paid, grant to Michael P. Harris and Tara G. Harris, husband and wife, with an address of 16 Marsh Lane, Hampton Falls, New Hampshire, as joint tenants with rights of survivorship, with warranty covenants, the following:

A certain parcel of land located in Hampton Falls, County of Rockingham, and State of New Hampshire, described as contained seven acres, more or less, on the "Farm Land" so called, bounded as follows:

Northerly by land of the heirs of Richard Dodge;
Easterly by land of the heirs of John Sanborn;
Southerly by land of the heirs of James D. Dodge; and
Westerly by land of the Warren Brown.

Grantor's title to this property is derived from an Affidavit of Intestacy recorded in the Rockingham County Registry of Deeds at Book 5643, Page 2548.

See also Deed of Edwin Janvrin, Bertram T. Janvrin, John A. Janvrin, Charles E. Janvrin, and Mary L. Wakeman to Edwin L. Janvrin dated December 29, 1910 and recorded in the Rockingham County Registry of Deeds at Book 649, Page 98. See also Last Will and Testament of Eleanor Hayes recorded in the Rockingham County Registry of Deeds at Book 5653, Page 2127.

This is not homestead property of the Grantor or his spouse.

WITNESS my hand this 19th day of September, 2018

Witness

Edwin H. Hayes

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me this 9 day of October, 2018, the above-named Edwin H. Hayes, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 04-30-2021

CASASSA AND RYAN
ATTORNEYS AT LAW

459 LAFAYETTE ROAD
HAMPTON, NEW HAMPSHIRE 03842-2242

H. ALFRED CASASSA
JOHN J. RYAN
PETER J. SAARI
ROBERT A. CASASSA
FAYE R. GOLDBERG*
DANIEL R. HARTLEY*

(603) 926-6336

TELEFAX (603) 926-4127
(603) 929-1632

***MEMBER: NH AND ME BAR**

March 12, 2015

VIA EMAIL

Chris Merrill cmerrill@myfairpoint.net

RE: Edwin Janvrin – Hampton Falls Property

I looked over the paperwork Tocky sent over concerning this property. Preparing a deed is easy but there are two holes in the title that will need to be plugged first.

Unless Tocky came up with something more than she sent over to me the first hole is what happened to Sally A. Janvrin. She was deeded the property in 1874 but the next deed in the chain was from a bunch of Janvrins (not including Sally) to Edwin L. Janvrin in 1911. My assumption is that Sally died without a surviving husband and this bunch of Janvrins were either her heirs, or if she had a will, beneficiaries under that will. I also assume that Tocky checked with the Probate Court and could not find a Will, which means either that she didn't have a will or had one but never probated it. Given the Janvrin family I expect that someone of them would know the answer to this. If there was no Will that hole could be plugged by a Janvrin who knew the family history and could sign an affidavit that the five Janvrins in the 1911 deed were the only heirs of Sally.

The second issue is what happened to Edwin L. Janvrin. As far as the paperwork I have shows, he never put his wife on the deed. This creates the same problem as with Sally. If he died without a will his property would have gone to his wife and, depending on when he died, a fraction could have gone to his kids. Again, this would require an Affidavit to settle the matter. However, if he had a will, it would have to be probated.

If all you want to do is cut some timber and move on none of this would be a problem for you. However, the title is not marketable as it stands so you would be unable to ever sell the property without taking care of these issues and the longer you go the less likely it will be that there would be anyone still around who could sign the required Affidavits.

Let me know how you would like to approach this.

Sincerely,

S/Peter
Peter J. Saari

PJS/cmb

cc: Tocky B stockton@ttlc.net

Printed from Internet for on 1/21/2015

Dodge to Moulton

Trust Deed & granted

Know all Men by these Presents - That we Mary H. Dodge, George G. Dodge, Mary E. Cunningham, Alice A. Dodge, Martha H. Dodge, John H. Dodge, William H. Dodge and Annie F. Dodge, all of - Hampton Falls in the County of Rockingham and State of New Hampshire, for and in consideration of the trusts hereinafter mentioned and of one dollar to us in hand before the delivery hereof well and truly paid by William P. Moulton of Exeter in said County of Rockingham, the receipt whereof we do hereby - acknowledge, have granted, bargained, and sold and by these presents do grant, bargain, sell, alien, enfeoff, convey and confirm unto the said William P. Moulton and his heirs:

A certain tract of land with all the buildings thereon situated in said Hampton Falls, being the late homestead Place of George H. Dodge late of said Hampton Falls deceased, including his dwelling house and other buildings and containing about sixty acres more or less:

Also a certain tract of mowing & pasture land situated in said Hampton Falls on Great Hill so called, containing about fourteen acres more or less.

Also a certain tract of mowing & timber land situated in said Hampton Falls in the Farms so called, containing about seven acres more or less:

Also a certain piece of marsh land situated in said Hampton Falls on the River adjoining upland of Thayer S. Lamborn, containing four acres more or less:

Also one other piece of Marsh land in said Hampton Falls at Fifield Creek, so called adjoining marsh of Cyrus Brown, containing four acres more or less:

Also a certain other piece of marsh land in said Hampton Falls containing two acres more or less:

Also a certain piece of Marsh land situated in Hampton in said County called the Philbricks Marsh, containing three acres more or less:

Also one other piece of Marsh land situated in said Hampton containing four acres more or less:

Also one undivided fourth part of the store situated in said Hampton Falls and the same now occupied by Charles E. Greene:

And also all other real estate situated in said Hampton Falls or in said Hampton, which was formerly owned by George H. Dodge aforesaid and which came to us as his heirs or legatees.

To have and to hold the said granted premises with all the privileges & appurtenances to the same belonging to him the said William P. Moulton said his heirs in trust for the following purposes, to wit.

That he the said Moulton shall sell and convey the said granted premises as soon as can be conveniently &

Printed from Internet for on 1/21/2015

properly done, in such manner, at such times, for such prices and upon such terms and together or in lots, as he may judge best and most for the interest of all parties and that he the said Hamilton shall apply the proceeds arising from the sale of said Real Estates in the following manner namely, that he shall pay in the first place all the expenses of selling taking care and disposing of said Real Estate.

That he shall then pay to the said Mary E. Dodge, the widow of the said George H. Dodge, the value of her right of dower and homestead in said Real Estate, to be estimated and ascertained according to the public tables used for that purpose.

That he shall pay all the residue and balance of said proceeds to the children of the said George H. and Mary E. Dodge being the above named George D. Mary E. Olive A. Meradtha E. John E. William H. and Annie L. Dodge to be equally divided between them.

And in the meantime before the sale of said Real Estate that he the said Hamilton shall take charge of said Real Estate and rent and manage the same as he may think best and shall apply whatever he may receive therefrom in the same manner as herein before provided in regard to the proceeds arising from the sale thereof and in case any part of said Real Estate shall remain unsold and it shall be deemed advisable not to sell the same, that he the said Hamilton shall reconvey such part thereof to us the above named grantors, whenever he shall be requested by us so to do.

And we the above named grantors for ourselves, our heirs, executors and administrators do hereby covenant, grant and agree with the said William P. Hamilton and his heirs and assigns that until the delivery hereof we are the lawful owners of the said premises and are seized and possessed thereof in our own right in fee simple and have full power & lawful authority to grant & convey the same in manner aforesaid. That the said premises are free and clear from all & every incumbrance whatsoever and that we and our heirs executors & administrators shall & will warrant and defend the same to the said William P. Hamilton and his heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And I Mary Ann Dodge wife of the said George H. Dodge for the consideration aforesaid do hereby relinquish all my right of dower in the said premises.

And I Duncan P. Cunningham, husband of the said Mary E. Cunningham for the consideration aforesaid, do hereby release and discharge all my right and interest in the said granted premises to the said Hamilton and his heirs

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And we do all of us for the consideration aforesaid hereby discharge and release to the said Moulton & his heirs all our right of homestead in the above described premises.

In witness whereof we have hereunto set our hands & seals the twentieth day of November A. D. 1873.

Signed sealed & delivered in presence of us
Wm H. Stickney
Charles C. Green

Mary K. Dodge L.S.
Geo. D. Dodge L.S.
Mary E. Cunningham L.S.
Oliver A. Dodge by Mary K. Dodge L.S.
Martha K. Dodge L.S.
John H. Dodge L.S.
Wm H. Dodge L.S.
Annie F. Dodge L.S.
Mary Ann Dodge L.S.
D. G. Cunningham L.S.

State of New Hampshire - Rockingham ss. November 20. 1873. Then the said Mary K. Dodge, George D. Dodge, Mary E. Cunningham Martha K. Dodge John H. Dodge, William H. Dodge, Annie F. Dodge and Duncan G. Cunningham personally appeared and acknowledged the foregoing instrument by them subscribed to be their voluntary act and deed.

Before me.
Wm W. Stickney.
Justice of the Peace.

Received and Recorded, November 21, 1873.

Geo. W. Weston, Register.

Kimball to Richardson. Warranty Deed. A. Mail Grantees.

Know all Men by these Presents. That I — Charles M. Kimball of Bradford in the County of Essex and Commonwealth of Massachusetts.

In consideration of Fifteen hundred dollars to me paid by Joel E. Richardson and Horace M. Richardson both of Salem in the County of Rockingham and State of New Hampshire. the receipt whereof is hereby acknowledged. do hereby give, grant, bargain, sell and convey unto the said Joel E. Richardson & Horace M. Richardson

A certain parcel of land situate in said Salem and bounded as follows viz:

Beginning at the Southwesterly corner thereof by the Derry Turnpike and by land of Oliver Kress thence running Northerly by said Turnpike to an oak tree near Policy Brook and by land of George Woodbury, thence Easterly by his land to a corner of the ditch by his land - thence Northerly by his land to land of the heirs of Joseph Haynes thence Easterly by said heirs' land to the White land, so called, —

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Signed, Sealed and delivered in presence of Laymon N. Davis, John L. Smith

P. Webster Locke {L.S.}
Administrator de bonis non.

State of New Hampshire, Rockingham ss.
April 25, 1874. Personally appearing, P. Webster Locke & acknowledged the foregoing instrument, by him subscribed, to be his voluntary act and deed,

Before me.

Joseph W. Blake, Justice of the Peace.

Received and Recorded, May 4, 1874.

Geo. W. Weston, Register.

Moulton to Jewett.

Trustee deed Geo. H. Dodge heirs

to Edwin Jewett

Know all Men by these Presents

That I, William P. Moulton of Exeter in the County of Rockingham and State of New Hampshire, Trustee of the heirs of George H. Dodge late of Hampton Falls deceased, for and in Consideration of the sum of nine hundred dollars to me paid by Sally Ann Jewett wife of Edwin Jewett of Hampton Falls in said County and State, the receipt whereof is hereby acknowledged hereby grant, bargain, sell and convey unto the said Sally A. Jewett and her heirs and assigns forever, all my right, title and interest of in and unto the following described pieces or parcels of land situate in said Hampton Falls,

The first piece of said land is bounded as follows, viz: Northerly by land of Caleb Tilton; Easterly by land of Mrs John H. Gove, Southerly by land of John A. Brown, and Westerly by the Drunk Road, so called, containing eleven acres, more or less,

The second piece of said land contains seven acres more or less, and is bounded as follows; North by land of John W. Dodge; East by land of George H. Dodge and by land John L. Perkins; South by land of James D. Dodge; and West by land of Warren Brown and by land of Jefferson Jewett.

The above described pieces of land being a part of the same premises that were conveyed to me by the heirs of George H. Dodge by their deed of Trust bearing date November 20. A.D. 1873. and recorded in Rockingham County Records Lib 447. Fol. 228.

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To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging to the said Sally A. Janvin and her heirs and assigns, to their own use and behoof forever.

In witness whereof, I have hereunto set my hand and seal this 22d day of January A.D. 1874.

Signed, Sealed & delivered in presence of us.

The words "wife of Edwin Janvin" interlined before signing.

Wm P. Moulton {L.S.}

B. Marvin Fernald
Thomas Leavitt

State of New Hampshire. Rockingham ss.
January 22d A.D. 1874.

Personally appeared the above named Wm P. Moulton and acknowledged the foregoing instrument. Before me.

B. Marvin Fernald Justice of the Peace.

Received and Recorded. May 5. 1874.

Geo. W. Weston. Register.

Barron to Vincent sale.

Mort.

d. mail Grantor.

This is to certify that the within mortgage, is paid in full and we do hereby discharge the same. Nov. 1st 1887. Howard D. Vincent. Hannah Caroline Plummer. Morrison R. Vincent by Morrison R. Vincent. Received and Recorded, Nov. 7, 1887. Sidney B. Hart, Commissioner.

Know all Men by these Presents, that I Benjamin M. Barron of Londonderry in the County of Rockingham and State of New Hampshire. for and in consideration of the sum of ten hundred and seventy five dollars to me in hand before the delivery hereof, well and truly paid by Howard D. Vincent of Boston in the County of Suffolk and Commonwealth of Massachusetts, Caroline H. Plummer, wife of Jonathan P. Plummer of said Boston and Morrison B. Vincent of Concord in the County of Merrimack and said State of New Hampshire the receipt whereof I do hereby acknowledge, have given, granted, bargained, and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Vincents and Caroline H. Plummer, their heirs and assigns forever.

Two tracts of land situated in Londonderry aforesaid, one containing eighty five acres more or less and being the same conveyed to William Vincent by David R. Leach by deed dated April 23. 1864. and recorded in the Rockingham County Registry of Deeds Vol. 423.

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Know all men by these presents

That We, Edwin Janvrin, Bertram T. Janvrin, John A. Janvrin, Charles E. Janvrin, all of Hampton Falls in the County of Rockingham and State of New Hampshire, and Mary L. Wakeman, of Brooklyn in the State of New York.

Janvrin & al to Janvrin

for and in consideration of the sum of one dollar to us in hand before the delivery hereof, well and truly paid by Edwin L. Janvrin, of said Hampton Falls,

Delivered to Grantee by mail.

have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Edwin L. Janvrin and his heirs and assigns forever.

Two certain tracts of land, both situate in said Hampton Falls, namely:- The first, containing three acres, one hundred and seven rods, more or less, bounded Northerly by land formerly of Thayer S. Sanborn, Easterly by land formerly of William Talton, and Samuel Palmer, Southerly by land formerly of John W. Dodge, and Westerly by land formerly of Lowell F. Merrill; these being the same premises conveyed to Sally A. Janvrin by John W. Dodge by deed dated April 21, 1868 recorded in Rockingham Records, Book 427, Page 306.

The second, containing seven acres, more or less, bounded Northerly by land of heirs of Richard Dodge, Easterly by land of heirs of John Sanborn, South by land of heirs of James D. Dodge, and Westerly by land of Warren Brown; this tract being situate on the "Farm Land", so called, and being the second tract described in deed from William P. Moulton Trustee, to said Sally A. Janvrin, dated January 22, 1874, recorded in Book 450, Page 127, of said Records.

State of New York, Kings County ss. January 11th 1911. Personally appeared the within-named Mary L. Wakeman and Arthur E. Wakeman, and acknowledged the within instrument to be their voluntary act and deed. Before me, H. P. Schoenberger (N. P. Seal) Notary Public Kings Co. N. Y.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said Edwin L. Janvrin and his heirs and assigns forever; and we do hereby covenant with the said Edwin L. Janvrin that we will warrant and defend the said premises to him the said Edwin L. Janvrin and his heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us. And we Mary Janvrin wife said Bertram, and Arthur Wakeman, husband of said Mary L. Wakeman

And ~~I~~ Mary Elizabeth Janvrin wife of said John A. Janvrin for the consideration aforesaid, do hereby release ~~my~~ all our right of dower or curtesy in said premises.

And we, ~~the said~~ and each of us ~~wife of said~~ in consideration aforesaid, do hereby grant and release to said Edwin L. Janvrin all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "Anact to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851. or by any other law.

~~And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.~~

In witness whereof we have hereunto set our hands and seals, this 29th day of December in the year of our Lord one thousand nine hundred and ten. (LS)(LS)

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Frank Janvrin. Leo. C. Schafer Witnesses as to Mary L. Wakeman
Sadie E. Wile. Andrew J. Ryder Arthur E. Wakeman
Frank H. Lord.

Edwin Janvrin. Mary E. Janvrin (LS)(LS)
Bertram T. Janvrin. Elizabeth Janvrin (LS)(LS)
John A. Janvrin. Mary L. Wakeman. (LS)(LS)
Charles E. Janvrin. Arthur E. Wakeman

State of New Hampshire, Rockingham, ss. January 2 A. D. 1911.

Personally appeared the above named Edwin, Bertram, John A., Charles E., Mary E. and Elizabeth Janvrin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Frank H. Lord. Justice of the Peace.

John W. A. Green Register.

Received and Recorded, Oct. 24 - 12.55 P.M. 1911.

1957 Valuation

I

IRVING, JAMES G.
Lot and building 1,695
IRVING, Heirs of WM.
3a Homestead 100
Building and lot 1,000
6a Woodland 30
ISAAC, HARRY C., JR. & HELEN A.
Lally homestead and buildings 4,800

J

JANVRIN, B. T. & SONS CO.
Lot, office, store and other buildings 18,663
Mills and machinery .. 840
Stock in trade 23,854
18a Heal tillage 630
Heal buildings and lot 8,880
8a Heal marsh 40
37.5a Heal woodland .. 185
JANVRIN, DONALD L. & JEANNETTE T.
House and lot 7,100
Boat 50
JANVRIN, EDWIN L. & LILLIAN H.
7a Woodland 35
2a Homestead and buildings 6,680
.25a Field 15
2a Woodland 10
2a Marsh 10
JANVRIN, FRANCES W.
James homestead and buildings 5,600
Harrison White lot .. 45
JANVRIN, GORDON A. & MARIE D.
House trailer 500
.5a Janvrin homestead and building 3,170
20a Great Hill pasture 100
2.5a Marsh 10
House and lot 10,040
JANVRIN, HELEN
2a Homestead and buildings, and
2.5a McDevitt land 4,885
JANVRIN, L. B., RICHARD & EVERETT
14a Great Hill woodland 70
JANVRIN, LOUIS B.
B. T. Janvrin house and lot 7,200
Garage incomplete 630
JANVRIN, MARION F.
White homestead and buildings 8,780
Rufus Brown house and lot 6,200
JANVRIN, WILLIAM A.
12a Homestead 420
Building and lot 4,300
.5a George Janvrin building and lot 1,550
New house incomplete 5,900
2a Marsh 10
28.5a Woodland 140

K

KELLEY, MARK E. & ADELAIDE T.
20a Ladd homestead .. 600
Buildings and lot 4,750
30a Woodland 150
KENT, HERVEY & GWENDOLYN
Homestead and buildings 22,300
1a Sprout land 5
N. Healey cottage and lot 5,050

3a Platt land 150
19.5 Parsonage woodland 100
5 horses 2,000
KIELY, THEODORE
Boat 50
KNIGHT, AGNES
30a Tillage 1,050
Buildings and lot 4,300
83a Woodland 415
5a Marsh 25
22a Unimproved land 110
KUCHTEY, STEPHEN
House and lot 4,600

L

LADD, PERLEY E. & CORA
1.25a Merrill homestead and buildings 1,940
LADD, WALTER A.
2a Woodland 10
LaGUARDIA, MARY J.
Buildings and lot 7,950
LANTZ, ARCHIBALD
2.5 Homestead 185
Buildings 3,900
LAUGHLIN, MICHAEL & MARILLA
12a Russell homestead 420
3 House lots 300
Buildings and lot 6,180
Restaurant 860
LAURA, EDWARD R. & MARY C.
Bill's Bar-B-Q 4,800
LEMIRE, ALPHONSE & A. THELMA
Homestead and buildings 2,375
2 horses 100
LITTLE, JACK W. & MARY JANE
House and lot 7,600
LORD, HAROLD F. JR.
2.5a House and lot 5,375
New house incomplete 2,000
LOSIER, CEDRIC J.
Homestead and buildings 3,300
Tillage 35

M

MARK, BERNARD F.
House and lot, incomplete 3,900
MARK, FRED
Trailer 200
MARMONTI, EUGENE
Simpson place 1,900
MARSH, HELEN G.
House and lot 11,000
MARSHALL, ROBERT D. & MARY ELLEN
House lot and cellar .. 300
MARSHALL, HELEN W.
James Healy house and lot 6,430
MARSTON, WM. W. & PEARL E.
Camp 700
Buildings and lot 7,500
35a Field 1,200
15a Pasture 150
10a Woodland 50
Boat 20
43 cows 2,670
MARTIN, HARRY & WILHELMINA
Homestead and buildings 6,860
Cottage 1,050
McDOWELL, CHARLES & JAMES
Travelers' Rest Cabins 13,925
McEACHERN, JOHN H.
Buildings and lot 4,100

HILLIARD, ROBERT C. & MARGARET
Buildings and lot 10,500
13a Tillage 455
HOYT, GEORGE J.
2a Land and buildings (Inc.) .. 2,670
HUDDELL, ARTHUR & JEANNIE
House and lot 8,600
3a Page field 105
HUNT, RICHARD
7.5a McKinney house and lot .. 4,195

I

ISAAC, HENRY C. JR. & HELEN A.
House and lot 4,800

J

JANVRIN, DONALD L. & JEANNETTE
House and lot 11,200
Boat 250
JANVRIN, B. T. SONS CO.
Lot, office, store and other buildings 19,505
8a Heal tillage 280
Machinery 840
Stock in trade 26,450
Heal building and lot 8,880
8a Marsh 40
37a Heal woodland 185
8 House lots 800
Gordon Janvrin homestead and buildings (Inc.) 2,920
New house Heal field (Inc.) ... 6,800
B. T. Janvrin house and lot 7,950
JANVRIN, EDWIN L.
7a Woodland 35
JANVRIN, LILLIAN
2a Lot and buildings 6,680
.25a Field 15
2a Woodland 10
JANVRIN, GORDON A. & MARIE D.
House trailer 500
20a Great Hill woodland 100
2.5a Marsh 10
House and lot 11,890
JANVRIN, HELEN J.
2.5a Land and buildings 4,885
JANVRIN, JAMES H.
½ George Janvrin lot and buildings 1,800
2a Marsh 10
28.5a Woodland 140
JANVRIN, L. B., RICHARD & EVERETT
14a Great Hill woodland 70
JANVRIN, MARION
White land and buildings 8,780
Brown house and lot 6,200
JANVRIN, WILLIAM
12a Homestead 420
Buildings and lot 4,700
½ George Janvrin lot and buildings 1,800
2a Marsh 10
28.5a Woodland 140
JONES, JERRY & GLORIA
House on Kent homestead 8,150

K

KANGIS, PLATO & NANCIE
Land and buildings 8,525
KELLY, MARK & ADELAIDE
20a Ladd homestead 600
Buildings and lot 4,750
30a Woodland 150
KENT, HERVEY & GWENDOLYN
Homestead and buildings 24,200
1a Sprout land 5
3a Platt land 150
19.5a Platt woodland 100
N. Healey house and lot 5,050
KENT, GWENDOLYN
2.5a Dearborn marsh
6a Gove marsh
2a Hilliard marsh
2.5a Blodgett marsh
2a Card marsh
7a Rowe marsh
3.5a Hale Knight marsh
6a Brown marsh
3a Eastman Slough marsh
6a Marsh
3a Marsh 245
KIELEY, THEODORE
Boat 125
KING, RACHEL & GEORGE E.
House and lot 6,000
KINNE, ERALD I. & NATALIE
22a Penny homestead 770

1962 Valuation

Printed from Internet for on 3/11/2015

44906

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

JUN 8 12 18 PM '87

DEATH CERTIFICATION
The State of New Hampshire

BK2691 P0471

This is to certify that the following is a true copy of facts recorded on the death record of the individual named hereon, said record being filed according to law.

NAME OF DECEASED — A. (First) EDWIN L. JANVRIN — B. (Middle) — C. (Last) — Sex: MALE

DATE OF DEATH — (Month) MAY 1, 1966 (Day) (Year) — AGE (In Years Last Birthday): 86 — Date of Birth: 10/19/1879

PLACE OF DEATH CITY OR TOWN: HAMPTON FALLS — BIRTHPLACE (State or Foreign Country): NEW HAMPSHIRE

Married [X] Divorced [ ] Never Married [ ] Widowed [ ] — SURVIVING SPOUSE (If Wife, Give Maiden Name): LILLIAN HAMILTON — Sec. Sec. No.: NOT GIVEN

RESIDENCE — State: NH — County: ROCKINGHAM — City or Town: HAMPTON FALLS

CAUSE OF DEATH
Part I Death was caused by:

Immediate Cause (A) CORNARY INFARCTION
Due to (B) GENERALIZED ARTERIOSCLEROSIS
Due to (C)
Due to (D)

Medical Certification Signed By: WAYNE BRYER — Title: MD — Address: HIGH STREET HAMPTON, NH — Date Signed: NOT GIVEN

Place of Burial (Name of Cemetery): CREMATORY: WOODLAWN — Location (City or Town) (State): EVERETT, MASSACHUSETTS — Date: 05/03/66

SUPPLEMENTAL INFORMATION IF DEATH WAS DUE TO EXTERNAL CAUSES

[ ] Accident
[ ] Suicide
[ ] Homicide

Place [illegible] (City or Town) (State)
Time [illegible] (Year) (Hour)
Means [illegible]

By Shirley Gustavson Clerk of HAMPTON FALLS

Date of Issue JUNE 25, 1987 19

V.S. 17A
15M (7/84)

Edwin L. Janvrin died May 1, 1966
Death Certificate recorded 1987
do not know why
Cannot find a probate for him

BE IT REMEMBERED, That I, LILLIAN H. JANVRIN, of Hampton Falls, in the County of Rockingham, and the State of New Hampshire, being of lawful age and of sound and disposing mind and memory, but mindful of the uncertainty of life, do make, publish and declare this MY LAST WILL AND TESTAMENT, hereby revoking all wills, codicils, or any other instrument of a testamentary nature heretofore made by me.

1. I give and bequeath to the Trustees of Trust Funds of the Town of Hampton Falls, New Hampshire, the sum of Two Hundred Dollars ($200.00), the income to be used for the perpetual care of the Hamilton-Janvrin Cemetery lot.

2. I give and bequeath to my daughter, Eleanor J. Hayes, all of my jewelry and clothing.

3. I give, devise and bequeath to my husband, Edwin L. Janvrin, all of my real estate, wherever found and situate, to hold the same for the term of his natural life, without impeachment for waste, and at the decease of my said husband, I give, devise and bequeath all of my said real estate to my said daughter, Eleanor J. Hayes. X

4. All the rest and residue of my personal property, of whatsoever nature and wherever situated, including any property over which at the time of my decease I have the power of appointment or disposition, I give and bequeath to my said husband, Edwin L. Janvrin.

5. I nominate and appoint my said husband, Edwin, and my said daughter, Eleanor, as Co-Executors of this MY LAST WILL AND TESTAMENT to serve without bond.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 27th day of September in the year one thousand nine hundred and fifty-seven.

Lillian H. Janvrin

Signed, sealed, published and declared by the above-named LILLIAN H. JANVRIN to be her LAST WILL AND TESTAMENT, in our presence, who in her presence, and the presence of one another, and at her request, subscribe our names hereto as witnesses this 27th day of September 1957.

1/23/67 Mary F Lane Haverhill Mass

Form (44)

THE STATE OF NEW HAMPSHIRE

Rockingham, ss. COURT OF PROBATE

To Clyde Nason of Ipswich, Mass., Robert Swindells of Hampton Falls in said Connty of Rockingham and David R. Decker of Laconia in our County ~~all of~~ of Belknap. ~~County~~

You are hereby authorized to take an inventory of, and appraise, the estate of Lillian H. Janvrin late of Hampton Falls in said County, of Rockingham to be shown to you by Eleanor J. Hayes who is executrix of said estate.

You are to make a just and impartial appraisal of said estate, according to the best of your judgment, and the same to return under your hands, upon oath to the Judge of Probate for said County, within three months next ensuing, together with this warrant.

Dated the twety-third day of May A. D. 1967

By order of the Court,

Frank B. Kay
Register.

$10,000 Am. Fid. Co.

Inventory of the Estate of Lillian H. Janvrin late of Hampton Falls in the County of Rockingham, deceased.

TOTAL REAL ESTATE.				$	27,000 00
TOTAL PERSONAL ESTATE.				$	2,129 57
Household Furniture	$	1,639 00	Amount brought up	$	1,639 00
Farming Utensils & Mechanics Tools		none	Deposited in Savings Institutions		31 72
Stock in Trade		none	Balance in National Banks		458 85
Provisions and produce		none	Stocks and Bonds		
Live Stock		none	Notes		
Wearing Apparel		none	Book Accounts, and other written evidences of debt		
Miscellaneous Articles		none	Loose cash on hand		
Amount Carried up	$	1,639.00	Total Personal Estate		2,129.57

Clyde Nason
Robert Swindells
David R. Decker
Appraisers.

Eleanor J. Hayes Executrix

REAL ESTATE

NOTICE. Give name of city or town in which each parcel of real estate is located book and page where each deed is recorded; or state other source of title.

LOCATION	BOOK	PAGE	$
House & Lot Hampton Falls 195 ' frontage 1200' deep	467	21	
Hampton Falls 235' frontage 415' deep	1400	94	
Hampton Falls - 133' frontage 415' deep	505	74	
Hampton Falls -			
7 ac is not mentioned in inventory			
Whole amount of real estate			$27,000 00

PERSONAL ESTATE

D.R.	China cabinet contents	60.00	
	Lustre assorted in above	40.00	
	Chelsea set	50.00	
	D.R. Furniture, table, Buffet, chairs, small table	60.00	
	1 Rug - 9 x 12	50.00	
	Plated silver	40.00	300.00
L.R.	Rug - 9 x 12	50.00	
	5 small rugs @ $10.00	50.00	
	Sofa	75.00	
	3 upholstered chairs, @ $10.00	30.00	
	Piano, Upright	25.00	
	5 side chairs @ $5.00	25.00	
	Clock - Hall type	100.00	
	7 small tables @ $5.00	35.00	
	Desk chair	25.00	86.00
Rear B.R.	Bed, Dresser, Chest, night table set	40.00	
	Side Chair	5.00	
	3 Rugs	3.00	48.00
Bath	One chest for linen	8.00	8.00
Rear B. R.	Bureau	5.00	
	Dresser	5.00	
	Bed Bottle Post.	40.00	
	3 rugs	15.00	65.00

BALANCE CARRIED FORWARD

Last Will and Testament

I, ELEANOR J. HAYES of Alton, Belknap County, New Hampshire being of lawful age and of sound and disposing mind and memory, but realizing the uncertainty of life, do hereby publish and declare this to be my Last Will and Testament, hereby revoking all prior Wills and Codicils by me made at any time.

FIRST. I direct my Executor hereinafter named to pay my debts, funeral expenses, costs of administration as soon as practicable after my death.

SECOND. I give and bequeath to my granddaughter, SUSAN, my diamond engagement ring, and my diamond wedding ring. The remainder of my jewelry I give and bequeath to my daughter-in-law, CAROL.

THIRD. I have a Certificate of Deposit held jointly with my son, EDWIN H. HAYES, at the Laconia Federal Savings and Loan, presently in the amount of Ten Thousand Dollars ($10,000), and I request such funds be used for the education of my granddaughter, STEPHANIE.

FOURTH. I give and bequeath to my granddaughter, STEPHANIE, my little finger diamond ring.

FIFTH. I give and bequeath Two Hundred Dollars ($200.00) to the Town of Alton for the perpetual care of the Hayes cemetery lot in the Riverside Cemetery.

SIXTH. I give, bequeath and devise all the rest, residue and remainder of my estate, real, personal or mixed, to my son, EDWIN H. HAYES if he survives me, otherwise to his wife, CAROL A. HAYES. X

SEVENTH. I nominate and appoint my son, EDWIN H. HAYES of 5610 Turkey Oak Road, Richmond, Virginia 23234, as Executor of this my Will. I request my fiduciary not be required to furnish a bond except as required by law.

finger diamond ring.

FIFTH. I give and bequeath Two Hundred Dollars ($200.00) to the Town of Alton for the perpetual care of the Hayes cemetery lot in the Riverside Cemetery.

SIXTH. I give, bequeath and devise all the rest, residue and remainder of my estate, real, personal or mixed, to my son, EDWIN H. HAYES if he survives me, otherwise to his wife, CAROL A. HAYES.

SEVENTH. I nominate and appoint my son, EDWIN H. HAYES of 5610 Turkey Oak Road, Richmond, Virginia 23234, as Executor of this my Will. I request my fiduciary not be required to furnish a bond except as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of October, 1986.

Eleanor J. Hayes

Signed, published and declared by the above-named Eleanor J. Hayes as and for her Last Will and Testament in our presence and by us in her presence and

in the presence of each other and at her request subscribed as witnesses thereto.

Brenda L. Fontaine — New Durham, NH
Sheila E. Roux — Rochester, NH

STATE OF NEW HAMPSHIRE COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 29th day of October, 1986 by Eleanor J. Hayes, the testator; Brenda L. Fontaine and Sheila E. Roux, the witnesses, who under oath do swear as follows:

1. The testator signed the instrument as her will or expressly directed another to sign for her.

2. This was the testator's free and voluntary act for the purposes expressed in the will.

3. Each witness signed at the request of the testator, in her presence, and in the presence of the other witness.

4. To the best of my knowledge, at the time of the signing, the testator was at least 18 years of age, or if under 18 years was a married person, and was of sane mind and under no constraint or undue influence.

C. Ronald Skillen
Notary Public
My Commission Expires: 11-7-88

Instructions Clear Form

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
http://www.courts.state.nh.us

Court Name: _____

Case Name: Estate of _____

Case Number: _____
(if known)

NOTICE TO TOWNS AND CITIES PURSUANT TO RSA 554:18-a

Notice is hereby given that ownership of the real estate specified below has been passed by inheritance or devise from the deceased to the parties listed.

1. Deceased Name _____ Date of Death _____
   Residence (city or town) _____

2. Location of Real Estate _____

3. Names and addresses of recipients

NAME	MAILING ADDRESS

4. The deed to this real estate is recorded in the _____ County Registry of Deeds, Volume/Book _____, Page _____

5. I certify to the Probate Division that this notice was sent to the Assessor of the City of _____ or Selectmen of the Town of _____ as required by law.

_____ _____
Date Fiduciary Signature

_____ _____
Date Fiduciary Signature

TO BE FILED WITH THE CITY ASSESSOR OR TOWN SELECTMEN AND THE PROBATE DIVISION PRIOR TO PRESENTING THE FINAL ACCOUNT.

Instructions for completing
Notice to Towns and Cities Pursuant to RSA 554:18-a
(NHJB-2142-P)

Form use. This form is required to notify towns and cities when the deceased's property is passed to someone else through inheritance or conditions of a will. The form must be filed with both the town/city where the property is located and the probate court, prior to filing the final account.

Top part of form

- **COURT NAME:** Enter the name of the county probate court where the document will be filed. (example: Belknap County Probate Court; Rockingham County Probate Court).
- **CASE NAME:** Enter the name of the deceased (example: Estate of John Adams; Estate of Susan Jones).
- **CASE NUMBER**: Leave blank if not yet assigned by court OR fill in case number if it is known.

Main part of form

1. Enter the deceased's name, date of death as it appears on the death certificate, and the city/town of their last legal residence.

2. Fill in the street address and the city/town of the real estate to be transferred.

3. List the person or persons who now own the real estate listed in #2 above. Also list each person's complete mailing address including zip code.

4. This question is to identify in which registry of deeds the deed for the property is filed. Enter the county name where the deed is recorded, and that county's volume or book number and page number of the deed.

5. Enter either the city(after "Assessor of the City of") or town ("after "Selectmen of the Town of") where the real estate is located.

Signature section

Sign the form on the **FIDUCIARY SIGNATURE** line, and date it in the appropriate space to the left. If there are two people named as fiduciaries, both people must sign and date the form.

Review the completed form for accuracy prior to filing it with the court. If completing this form on-line, some fields may be filled in automatically based on entries in other fields. If more space is needed for any question, please attach additional sheets of paper.

Printed from Internet for on 8/10/2015

0344476

AFFIDAVIT OF INTESTACY

RE: 7 ACRES JANVRIN LAND, HAMPTON FALLS, NEW HAMPSHIRE

NOW COMES **EDWIN H. HAYES** of 5610 Turkey Oak Road, Richmond, Virginia and upon oath deposes and says as follows based upon my factual knowledge of the family history of the parties hereinbelow described:

2015 AUG 10 AM 9:58

1. I am the only grandson of Edwin L. Janvrin, late of Hampton Falls, New Hampshire and the only son of Eleanor Hayes, late of Alton, New Hampshire, who was the only child of Edwin L. Janvrin.

2. By deed dated December 29, 1910 and recorded in the Rockingham County Registry of Deeds at Book 649, Page 098, the said Edwin L. Janvrin was conveyed inter alia a certain parcel of land located in said Hampton Falls, described as containing seven acres, more or less, bounded as follows:

Northerly by land of the heirs of Richard Dodge;
Easterly by land of the heirs of John Sanborn;
Southerly by land of the heirs of James D. Dodge; and
Westerly by land of Warren Brown (the "Parcel").

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

3. The said Edwin L. Janvrin was deceased intestate on May 1, 1966. See Death Certificate recorded in the Rockingham County Registry of Deeds at Book 2691, Page 471.

4. The said Edwin L. Janvrin was survived by his wife, Lillian H. Janvrin, and only one heir, that being his daughter (my mother), Eleanor J. Hayes.

5. The said Lillian H. Janvrin was deceased testate on April 17, 1967 (Rockingham Probate 48080), without having re-married, all of her real estate devolving to my mother, Eleanor J. Hayes.

6. The said Eleanor J. Hayes was deceased testate on April 27, 1993. Her real estate devolved to me as sole remainderman under her will, said will being recorded with the Circuit Court of Chesterfield, Virginia at Book 165, Page 937.

Printed from Internet for on 8/10/2015

FURTHER THE AFFIANT SAYETH NAUGHT.

Dated: Aug. 5, 2015

Edwin H. Hayes
EDWIN H. HAYES

STATE OF Virginia
COUNTY OF Chesterfield

August 5, 2015

Personally appeared **EDWIN H. HAYES**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

DONNA WILLIAMS SMITH
NOTARY PUBLIC 7044861
COMMONWEALTH OF VIRGINIA

Donna Williams Smith
Notary Public
My Commission Expires Oct. 31, 2018

DONNA WILLIAMS SMITH
NOTARY PUBLIC 7044861
COMMONWEALTH OF VIRGINIA

Printed from Internet for on 9/15/2015

8796

BOOK 0165 PAGE 0937

Last Will and Testament

I, ELEANOR J. HAYES of Alton, Belknap County, New Hampshire being of lawful age and of sound and disposing mind and memory, but realizing the uncertainty of life, do hereby publish and declare this to be my Last Will and Testament, hereby revoking all prior Wills and Codicils by me made at any time.

FIRST. I direct my Executor hereinafter named to pay my debts, funeral expenses, costs of administration as soon as practicable after my death.

SECOND. I give and bequeath to my granddaughter, SUSAN, my diamond engagement ring, and my diamond wedding ring. The remainder of my jewelry I give and bequeath to my daughter-in-law, CAROL.

THIRD. I have a Certificate of Deposit held jointly with my son, EDWIN H. HAYES, at the Laconia Federal Savings and Loan, presently in the amount of Ten Thousand Dollars ($10,000), and I request such funds be used for the education of my granddaughter, STEPHANIE.

FOURTH. I give and bequeath to my granddaughter, STEPHANIE, my little finger diamond ring.

FIFTH. I give and bequeath Two Hundred Dollars ($200.00) to the Town of Alton for the perpetual care of the Hayes cemetery lot in the Riverside Cemetery.

SIXTH. I give, bequeath and devise all the rest, residue and remainder of my estate, real, personal or mixed, to my son, EDWIN H. HAYES if he survives me, otherwise to his wife, CAROL A. HAYES.

SEVENTH. I nominate and appoint my son, EDWIN H. HAYES of 5610 Turkey Oak Road, Richmond, Virginia 23234, as Executor of this my Will. I request my fiduciary not be required to furnish a bond except as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of October, 1986.

Eleanor J. Hayes
Eleanor J. Hayes

Signed, published and declared by the above-named Eleanor J. Hayes as and for her Last Will and Testament in our presence and by us in her presence and

040805
2015 SEP 15 AM 10:41
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Printed from Internet for on 9/15/2015

in the presence of each other and at her request subscribed as witnesses thereto.

Brenda L. Fontaine — New Durham NH
Sheila E. Roux — Farmington, NH

STATE OF NEW HAMPSHIRE COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 29th day of October, 1986 by Eleanor J. Hayes, the testator; Brenda L. Fontaine and Sheila E. Roux, the witnesses, who under oath do swear as follows:

1. The testator signed the instrument as her will or expressly directed another to sign for her.

2. This was the testator's free and voluntary act for the purposes expressed in the will.

3. Each witness signed at the request of the testator, in her presence, and in the presence of the other witness.

4. To the best of my knowledge, at the time of the signing, the testator was at least 18 years of age, or if under 18 years was a married person, and was of sane mind and under no constraint or undue influence.

Notary Public
My Commission Expires: 11-2-88

CIRCUIT COURT CHESTERFIELD VA.
A COPY TESTE: WENDY S. HUGHES, CLERK
BY: DEPUTY CLERK

7 Acres, Janvrin Land, Hampton Falls, NH

Corrine Brown [corrine@casassaryan.com]

Sent: Wednesday, July 15, 2015 11:05 AM
To: chayes1@verizon.net
Cc: Tocky B - Stockton Services
Attachments: EMAIL TO MR. HAYES 07-14-15.doc (25 KB) ; QUITCLAIM DEED.doc (21 KB) ; AFFIDAVIT OF INTESTACY.doc (23 KB)

Please see attached.

Thank you,

Corrine M. Brown
Legal Assistant to Peter J. Saari, Esquire
Casassa and Ryan
459 Lafayette Rd.
Hampton, NH 03842
Phone: 603-926-6336
Fax: 603-926-4127
corrine@casassaryan.com

CASASSA AND RYAN
ATTORNEYS AT LAW

459 LAFAYETTE ROAD
HAMPTON, NEW HAMPSHIRE 03842-2242

H. ALFRED CASASSA
JOHN J. RYAN
PETER J. SAARI
ROBERT A. CASASSA
FAYE R. GOLDBERG*
DANIEL R. HARTLEY*

(603) 926-6336

TELEFAX (603) 926-4127
(603) 929-1632

***MEMBER: NH AND ME BAR**

July 14, 2015

VIA EMAIL

Edwin H. Hayes echayes1@verizon.net

RE: 7 Acres, Janvrin Land, Hampton Falls, NH

Mr. Hayes,

I have attached a draft of an Affidavit and Deed that, once signed, dated and notarized, will go part way in clearing up the title to this, whether Chris's widow decides to go through with the purchase or not. At the moment she is still dealing with her loss.

If she, or anyone else, wants to go through with the purchase, it will be necessary to also deal with the estates of Lillian and Eleanor to make the title marketable. Specifically, either probate would have to be taken out in New Hampshire or an authenticated copy of the Will and probate filed in another state (presumably Virginia) would have to be filed in New Hampshire.

What is enclosed is the first step.

Sincerely,

S/Peter
Peter J. Saari

PJS/cmb
Attachments

cc: Tocky B stockton@ttlc.net

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
http://www.courts.state.nh.us

Court Name: **10th Circuit - Probate Division - Brentwood**

Case Name: Estate of **Eleanor J. Hayes**

Case Number: _____
(if known)

PETITION TO FILE AND RECORD AUTHENTICATED COPY OF WILL AND PROBATE

1. Petitioner Name **Edwin H. Hayes** Telephone **(804) 748-2672**
   Mailing Address **5610 Turkey Oak Rd., N. Chesterfield, VA 23237**

   Petitioner Name _____ Telephone _____
   Mailing Address _____

2. Attorney Name _____ Telephone _____
   Mailing Address _____ Bar ID# _____

3. Deceased Name **Eleanor J. Hayes** Date of Death **04/27/1993**
   Residence (city, county, state) **Alton, Belknap, New Hampshire**

4. The petitioner(s) represent(s) that the deceased did, at the time of death, own real estate in the State of New Hampshire. The real estate location is **Hampton Falls, NH**

5. The deed to this real estate is recorded in the **Rockingham** Registry of Deeds, Volume/Book **649**, Page **098**.

The petitioner(s) present(s) a copy of the will and probate duly authenticated, and ask(s) that they may be filed and recorded in this court.

I certify that on this date I provided this document(s) to the parties who have filed an appearance for this case or who are otherwise interested parties by: ☐ Hand-delivery OR ☐ US Mail OR ☐ Email (E-mail only by prior agreement of the parties based on Circuit Court Administrative Order).

AUG. 5, 2015 — Edwin H. Hayes
Date — Petitioner Signature

_____ — _____
Date — Petitioner Signature

ORDER

☐ Petition to file and record authenticated copy of will and probate is granted.

☐ Petition to file and record authenticated copy of will and probate is denied.

_____ — _____
Date — Judge

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
http://www.courts.state.nh.us

Court Name: ROCKINGHAM COUNTY PROBATE COURT

Case Name: Estate of ELEANOR J. HAYES

Case Number: NONE
(if known)

NOTICE TO TOWNS AND CITIES PURSUANT TO RSA 554:18-a

Notice is hereby given that ownership of the real estate specified below has been passed by inheritance or devise from the deceased to the parties listed.

1. Deceased Name ELEANOR HAMILTON HAYES Date of Death 4/27/93
   Residence (city or town) ALTON, NH 03809

2. Location of Real Estate HAMPTON FALLS, N.H.

3. Names and addresses of recipients

NAME	MAILING ADDRESS
EDWIN H. HAYES	5610 TURKEY OAK RD NORTH CHESTERFIELD, VA 23237

4. The deed to this real estate is recorded in the ROCKINGHAM County Registry of Deeds, Volume/Book 649, Page 098

5. I certify to the Probate Division that this notice was sent to the Assessor of the City of _____ or Selectmen of the Town of HAMPTON FALLS as required by law.

SEPT. 2, 2015
Date

Edwin H Hayes
Fiduciary Signature

Date

Fiduciary Signature

TO BE FILED WITH THE CITY ASSESSOR OR TOWN SELECTMEN AND THE PROBATE DIVISION PRIOR TO PRESENTING THE FINAL ACCOUNT.

I

IRVING, JAMES G.
Lot and building 1,695
IRVING, Heirs of WM.
3a Homestead 100
Building and lot 1,000
6a Woodland 30
ISAAC, HARRY C., JR. & HELEN A.
Lally homestead and buildings 4,800

J

JANVRIN, B. T. & SONS CO.
Lot, office, store and other buildings 18,663
Mills and machinery .. 840
Stock in trade 23,854
18a Heal tillage 630
Heal buildings and lot 8,880
8a Heal marsh 40
37.5a Heal woodland .. 185
JANVRIN, DONALD L. & JEANNETTE T.
House and lot 7,100
Boat 50
JANVRIN, EDWIN L. & LILLIAN H.
7a Woodland 35
2a Homestead and buildings 6,680
.25a Field 15
2a Woodland 10
2a Marsh 10
JANVRIN, FRANCES W.
James homestead and buildings 5,600
Harrison White lot 45
JANVRIN, GORDON A. & MARIE D.
House trailer 500
.5a Janvrin homestead and building 3,170
20a Great Hill pasture 100
2.5a Marsh 10
House and lot 10,040
JANVRIN, HELEN
2a Homestead and buildings, and 2.5a McDevitt land 4,885
JANVRIN, L. B., RICHARD & EVERETT
14a Great Hill woodland 70
JANVRIN, LOUIS B.
B. T. Janvrin house and lot 7,200
Garage incomplete 630
JANVRIN, MARION F.
White homestead and buildings 8,780
Rufus Brown house and lot 6,200
JANVRIN, WILLIAM A.
12a Homestead 420
Building and lot 4,300
.5a George Janvrin building and lot 1,550
New house incomplete 5,900
2a Marsh 10
28.5a Woodland 140

K

KELLEY, MARK E. & ADELAIDE T.
20a Ladd homestead .. 600
Buildings and lot 4,750
30a Woodland 150
KENT, HERVEY & GWENDOLYN
Homestead and buildings 22,300
1a Sprout land 5
N. Healey cottage and lot 5,050
3a Platt land .....
19.5 Parsonage woodland .....
5 horses .....
KIELY, THEODORE
Boat .....
KNIGHT, AGNES
30a Tillage .....
Buildings and lot .....
83a Woodland .....
5a Marsh .....
22a Unimproved land
KUCHTEY, STEPHEN
House and lot .....

L

LADD, PERLEY E. & CORA
1.25a Merrill homestead and buildings ....
LADD, WALTER A.
2a Woodland .....
LaGUARDIA, MARY J.
Buildings and lot .....
LANTZ, ARCHIBALD
2.5 Homestead .....
Buildings .....
LAUGHLIN, MICHAEL & MARILLA
12a Russell homestead
3 House lots .....
Buildings and lot .....
Restaurant .....
LAURA, EDWARD R. & MARY C.
Bill's Bar-B-Q .....
LEMIRE, ALPHONSE & A. THELMA
Homestead and buildings .....
2 horses .....
LITTLE, JACK W. & MARY JANE
House and lot 7

NOTES FROM 110

b1738 Nathaniel Hubbard Dodge D 1830

Dudley Dodge D 1835

George H Dodge D 1862

Nathaniel

James D

Charles N

John D 1816

Richard D 1864

John W. D 1875

Mrs Jan Vrin Sally ? d 1888

Jacob ?

Billy D 1818

Polly

d 1843 Stephen

d 1860 Stephen

110-128 Portsmouth

1816

108 R

Moulton

River

Sanborn

ll Pasture

AC marsh

ch) also ½AC WA 1½R

mouth

#6 ≠ < 1814

R+1

½AC marsh

d Rd

Rd 40R marsh

Town Hall

The Valuation
Resident & non-resident
of the Town of
HAMPTON FALLS, NH

1919 3½ AC 35 STUMP 7AC 15 HARDWOOD ½AC heater piece 50 2 horses 400 1 vehicle 700

1927 Edwin L. Janvrin 3½AC STUMPLAND #50
7AC WOODLAND

1931 (same as 1927)

1945 Edwin L Janvrin 7AC WOODLAND #105
3/4 AC homestead & bldgs

1949 #7AA WOODLAND #105

1957 Edwin L & Lillian H Janvrin Several incl 7AC #35 WOODLAND

1951-52 Edwin L 7AC exchanged 1951 #105 1952 #35

Assessment Record cards in metal box Vault

M 9 L6 Melville 240'-14AC
M 9 L7 Melville 190' x 120' x Tri.
M 9 L8 Young
M 9 L8A Hawkins 3.5
M 9 L9 Tamposi Lehoullier 13AC
M 9 L10 Melville 2AC
M 8 L31 heirs James Page 2.34AC tax sale 9/18/78
M 8 L32 heirs Grant Sanborn
M 8 L33 F SANDBERG - UNKNOWN 4AC
M 8 L24 Tamposi & Lehoullier 24AC

Will

George A. Dodge

In the name of God amen, I George A. Dodge of Hampton Falls in the County of Rockingham and State of New Hampshire, being of sound and disposing mind and memory, do make and publish this my last will and testament in manner and form following, that is to say,

I give bequeath and desire to my beloved wife Mary E. Dodge, the use income and improvement of all the real estate which I own in said Hampton Falls, except my mills, and all my household furniture, farming tools, carriages, horses and stock, to have and to hold for and during her natural life, subject to the provisions which I have hereinafter made for my children, and for Mrs. Emma S. Bishop, as hereinafter provided, I also give and bequeath to my said wife the sum of five hundred dollars annually, during her natural life to be paid to her by my Executors hereinafter named, in equal semi-annual payments, the same being also subject to the provisions which I have hereinafter made for my children, and my Executors shall have authority to keep said real estate in suitable repair in case my said wife shall not have sufficient for that purpose,

I give up and release to my son George D. Dodge all the demands which I have against him, except the sum of one thousand dollars, which sum is to be paid by him or taken out of his share in my estate, I also order my Executors to pay to the said George such sum annually as they may think proper and expedient, not exceeding two hundred dollars for any one year until the year eighteen hundred and seventy five, which sums thus paid to him are to be taken out of his share in my estate,

I give up and release to my son Oliver A. Dodge all the demands which I have against him, except the sum of one thousand dollars, which sum is to be paid by him or taken out of his share in my estate, I also order my Executors to pay to the said Oliver such sum annually as they may think proper and expedient not exceeding two hundred dollars for any one year, until the year eighteen hundred and seventy five, which sums thus paid to him are to be taken out of his share in my estate,

I will and order my Executors to pay to my son John H. Dodge such sum annually as they may think proper and expedient, not exceeding two hundred dollars for any one year until the year 1875, which sums thus paid to him are to be taken out of his share in my estate,

It is my desire that my son William H. Dodge shall have a collegiate education, and it is my will that the expense of his academical course shall be paid out of my estate by my Executors, and that the expense of his collegiate course shall be paid by my Executors, but the expenses thus paid for his collegiate course shall be taken out of his share in my estate, If the said William shall not obtain a collegiate education it is my will that my Executors shall give him such academical education as they think proper, and that they pay to him annually such

familysearch.org/accessed 26 January 2015), Rockingham > Probate records 1850-1878 vol 114-117 > image 506 of 892; county courthouses, New Hampshire.

sum as they may think proper and expedient, not exceeding one hundred dollars for any one year, until the year eighteen hundred & seventy five, which sums thus paid are to be taken out of his share in my estate,

I give and bequeath unto my daughters Mary E. Dodge and Martha E. Dodge, a home and their board in the dwelling house where I now live, their board to be furnished by my said wife out of the estate which I have herein before given her so long as they shall remain unmarried, and if my said daughters or either of them shall choose to spend any part of the time away from home, it is my will that my said wife shall pay to each of them, out of the estate which I have given to her the sum of two dollars per week so long as they remain away from home, I also will and order my Executors to pay unto each of my said daughters the sum of fifty dollars annually, for the purpose of furnishing them with clothing, so long as they remain unmarried, until the year 1875, which sums thus paid to them are to be taken out of their respective shares in my estate, and if my said daughters or either of them shall get married, I will and order my Executors to pay to each daughter who shall get married the sum of one thousand dollars, which sum is to be taken out of their respective shares in my estate,

It is my will that my daughter Anna E. Dodge shall have such an education as my said wife shall direct and I order my Executors to pay the expenses of such education out of my estate, I also give and bequeath to my said daughter Anna a home and her board at the dwelling house where I now live, so long as she shall remain unmarried, her board to be furnished by my said wife out of the estate which I have herein before given to her, and if my said daughter shall choose to spend part of her time away from home it is my will that my said wife shall pay to her out of the estate which I have given to her, the sum of two dollars dollars per week so long as she remains away from home, I also will and order my Executors to pay to my said daughter Anna the sum of fifty dollars annually for the purpose of furnishing her with clothing, so long as she shall remain unmarried until the year 1875 which sums thus paid to her are to be taken out of her share in my estate, and if my daughter Anna shall get married I will and order my Executors to pay to her the sum of one thousand dollars which sum is to be taken out of her share in my estate,

I give and bequeath to Mrs Emma S. Bishop of New York, the use and improvement of the Southwest lower room in my dwelling house where I now live and board in the family, so long as she shall remain unmarried, I also give and bequeath to her, all the furniture in said room, the board of the said Mrs Bishop is to be furnished out of the estate which I have given to my said wife,

I give and bequeath unto my sister Mrs Sarah Fanning twelve dollars annually, during her natural life to be paid by my Executors,

I give and bequeath unto my two nieces, Alice Dodge and Mary Frances Dodge the sum of one hundred dollars each to be paid by my Executors in two years after my decease,

2nd Account — George H. Dodge

The second Account of William W. Stickney as Executor of the last will of George H. Dodge deceased.

The Executor charges himself as follows.

With the property in his hands on the settlement of his first account June 13. 1866 as per paper marked A	$41067.00
" the dividends recd on M & L Rail-road stock as per paper B	14508.00
" the amount collected on notes rents & other things as per paper C	5383.23
" the amount recd for money hired to pay debts agst. the estate & for the heirs for which the notes of the estate was given as per paper D	5091.79
" the amount of the stock carriages & farming tools purchased for the homestead place as per paper E	1021.96
" one quarter of note vs. Edwin Janvrin & Edwin Prescott for $700. dated Sept. 17. 1870 in one year with interest	175.00
	$67236.98

The Executor has in his possession certain real estate in Hampton Falls conveyed to him by the Exeter Savings Bank in part for the note for $2817.50 refered to in the above account as specified in paper F.

The Executor discharges himself as follows.

By the balance due to the Executor on the settlement of his first account June 13. 1866	$194.83
1 By amount paid Mrs Dodge the widow for her share in the personal estate as per paper No 1	No 1 3842.47
2 " amount paid for sundry debts agst. the deceased as per paper No 2	3790.47
3 " amount paid for taxes & insurance as per paper No 3	453.03
4 " amount paid for sundry legacies as per paper No 4	6460.25
5 " amount paid for repairs & expences on account of the homestead as per paper No 5	3432.79
6 " amount paid for interest on money hired to pay claims agst. the estate as per paper No 6	473.23
7 " amount paid for expences of law suits as per paper No 7	726.57
8 " Expences of administration as per paper No 8	1226.52
9 " amount of money paid for the stock carriages & farming tools bought for the homestead as per paper No No 9	1021.96
10 By stock in corporations & notes belonging to the estate now in the hands of the Executor as per paper No 10	45769.72
11 " Stock carriages & farming tools bought for & left on the homestead as pr. paper No 11	1021.96
" loss on sale of shares in Newburyport Bridge appraised at $100 - sold for $50.	50.00
	$68463.50

Wm W. Stickney Executor

1870	Receipts	$67.236.98
Dec. 19	Expences	68463.50
Balance due to the Accountant		$1226.52

State of

Rockingham ss. At a Court of Probate held by ad in said County on the 19th day of December A. Cross Judge of Probate for the County of Hillsbor sitting as Judge of Probate in said County of matter of the foregoing account of Wm W. Stickn last will of George H. Dodge deceased.

The foregoing account was presented agreeably persons interested therein by a citation issued served according to order of Court - that the sa at a Court of Probate holden at Exeter in and the Wednesday next following the second Tuesd A.D. 1870 at which time the examination there from time to time until this time and place an and place the same having been examined v by the accountant it is decreed that said acc and that there is thereupon a balance of twelve six dollars and fifty two cents due to the ac charged with the property in his hands as st

David Cross Jus
for the Cou

Recorded truly Thomas Leavitt Re

Gdn. Acct. — Anni

The first account of David Murray as Guardian of minor child of James F. Kenistan late of New Market Guardian

To cash received of of United States as Pension Nov. 30. March 7. 1867 4800 Sept. 7. 48

To amount accruing from sale of real estate as per Interest

1867 Jny. 1 To balance on hand as above
" Cash recd of U. State as bounty
1868 Mar. " pension 48 Sept. 9. 4800
Interest

1869 March To balance on hand as above
" Pension Money 48. Sept. 48.
Interest

1870 To balance on hand as above
Mar. 4 " Cash for pension 48.0 Sept. 48.00
Interest

George H Dodge
second account

New Hampshire, County Probate Records, 1660-1973," images, FamilySearch (https://familysearch.org/pal:/MM9.3.1/TH-1942-32663-21368-82?cc=2040537&wc=M797-138:347815701,348257001 : accessed 26 January 2015), Rockingham > Probate records 1859-1878 vol 114-117 > image 506 of 892; county courthouses, New Hampshire.

State of New Hampshire---Rockingham, ss.

THE JUDGE OF PROBATE FOR SAID COUNTY; TO WHOM IT MAY CONCERN.

S. S.

WHEREAS, on examination it appears that the Personal Estate of Richard Dodge late of Hampton-Falls in said County, deceased, intestate, in the hand of John W. Dodge Administrator thereof, is insufficient to pay the just demands by law chargeable to said estate; Therefore, license is hereby granted to the said Administrator to sell at public auction so much of the Real Estate of said deceased as will be sufficient to raise the sum of Dollars, to pay the just demands against said estate, with incidental charges.

That said deceased died possessed of real estate situate in said Hampton-Falls; to wit: the southerly half of the dwelling house which was owned and occupied by said Richard Dodge in his life time, and the land under the said half and in front thereof to the road, together with the garden lying southerly of said house, containing one eighth of an acre, more or less, and bounded easterly by land of John W. Dodge, with such rights and privileges to, from, and around said house as were owned by said Richard, and are necessary to the free and full occupancy thereof. - Also the saw mill, and mill yard therewith connected, situate on the southerly side of the Falls river, and known as the Dodge Saw-Mills, together with the mill dams and all the water privileges and rights, and all the real estate rights appurtenant thereto: that said premises above described, have been set off to Mary W. Dodge, widow of said Richard Dodge, for her right of dower in the whole of the real estate which said deceased died seized and possessed of.

Therefore license is hereby granted to the said administrator to sell at public auction the reversionary interest in said widows right of dower in said real estate & so much of the other real estate of said deceased as together with said reversionary interest will be sufficient to raise the sum of three thousand dollars.

And the said Administrator is hereby authorized to execute to the purchaser, a valid conveyance of all the right and interest of said deceased, at the time of his death, in and unto said Real Estate, by him as sold. And the said Administrator is directed to appropriate the money, accruing from the sale thereof, to the payment of said debts and incidental charges, and render an account of his doings therein, as the law directs.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of the Court of Probate at Exeter in said County, this 9th day of October A. D. 1867.

Wm W. Stickney Judge of Probate.

RECORDED TRULY,

Thomas Leavitt Register.

I, John W. Dodge of Richard Dodge do solemnly swear, that in disposing of such estate deceased, as I am licensed to sell, I will use my best judgment in fixing on and advertising the time and place of sale, and will exert my utmost endeavors, that the same shall be sold in such manner as will be of the greatest advantage to the persons interested in said estate, without any sinister or selfish views whatever.

So help me God.

Jno. W. Dodge

ROCKINGHAM, SS. November 15. A. D. 1867

THEN personally appeared the above named John W. Dodge and took the foregoing oath as prescribed by law, before me,

James M. Lovering Justice of the Peace.

Oath filed in the Probate Office June 20 A. D. 1868.

RECORDED TRULY,

Thomas Leavitt Register.

Reviewed 1870-1969 PROBATE INDEX ALL DODGE H FALLS

Lillian H. Janvrin 48080
dec 4/17/1967

Married

John W. Dodge 1669 (1875)
Jessie B. Dodge (1900) #10520
James D. Dodge (1887) # 5512

Harriet P. Dodge (1903) #12117
Will 225 p 253
Decree 230-45 micro 81

Charles N Dodge (1926) #22636
will 302-442
Decree 282-483

Arthur M Dodge (1926) #23033
1917 will 312-171 dec 308-107
all to Kate P. Dodge will proved
~~OVER~~ more

familysearch.org/pal:/MM9.3.1/TH-1951-32662-11903-56?cc=2040537&wc=M79W-W...

Harriet P Dodge # 12117

bate records 1902-1909 vol 223-226 > Image 439 of

253

Will Harriett P. Dodge Hampton Falls

In the Name of God: Amen.
I Harriett P. Dodge of Hampton Falls in the
County of Rockingham and State of New Hampshire,
being of sound and disposing mind and memory
but mindful of the uncertainty of this mortal life
to make publish and declare this present instrument
and for my last will and testament in
manner and form as followeth:
After the payment of my just debts and funeral
charges I give, devise and bequeath unto my daughter
Mary D. Aiken wife of Walter Aiken of Franklin New
Hampshire the sum of one dollar; and at her
request and in lieu of any further legacy to her
I give devise and bequeath in the name of my
said daughter Mary D. Aiken unto the Womans
Baptist Missionary Society the sum of Five Hundred
Dollars to be safely invested and the annual
income thereof to be only expended for the uses of said
Society.
I give devise and bequeath unto my daughter
Clarissa D. Brown wife of Charles Rufus Brown of
Newton Centre Massachusetts; Harriett D. Healey wife
of George Clifford Healey of Hampton Falls; Jessie
B. Dodge of Hampton Falls and Margaret D. White
wife of Charles Lincoln White of Gomersworth New
Hampshire the sum of Five Hundred Dollars each;
and I request that they invest it and use only
the income unless misfortune renders it necessary
to use the principal.
I give devise and bequeath unto my daughter
Jessie B. Dodge the use of one half of my house
in Hampton Falls where we now reside, for and
during her life so long as she is unmarried
together with the use of one half the sheds, stables
yard and garden and all the appurtenances thereof.
My said daughter Jessie is to elect which side of the

1/24/2015 10:14 AM

4/15/15

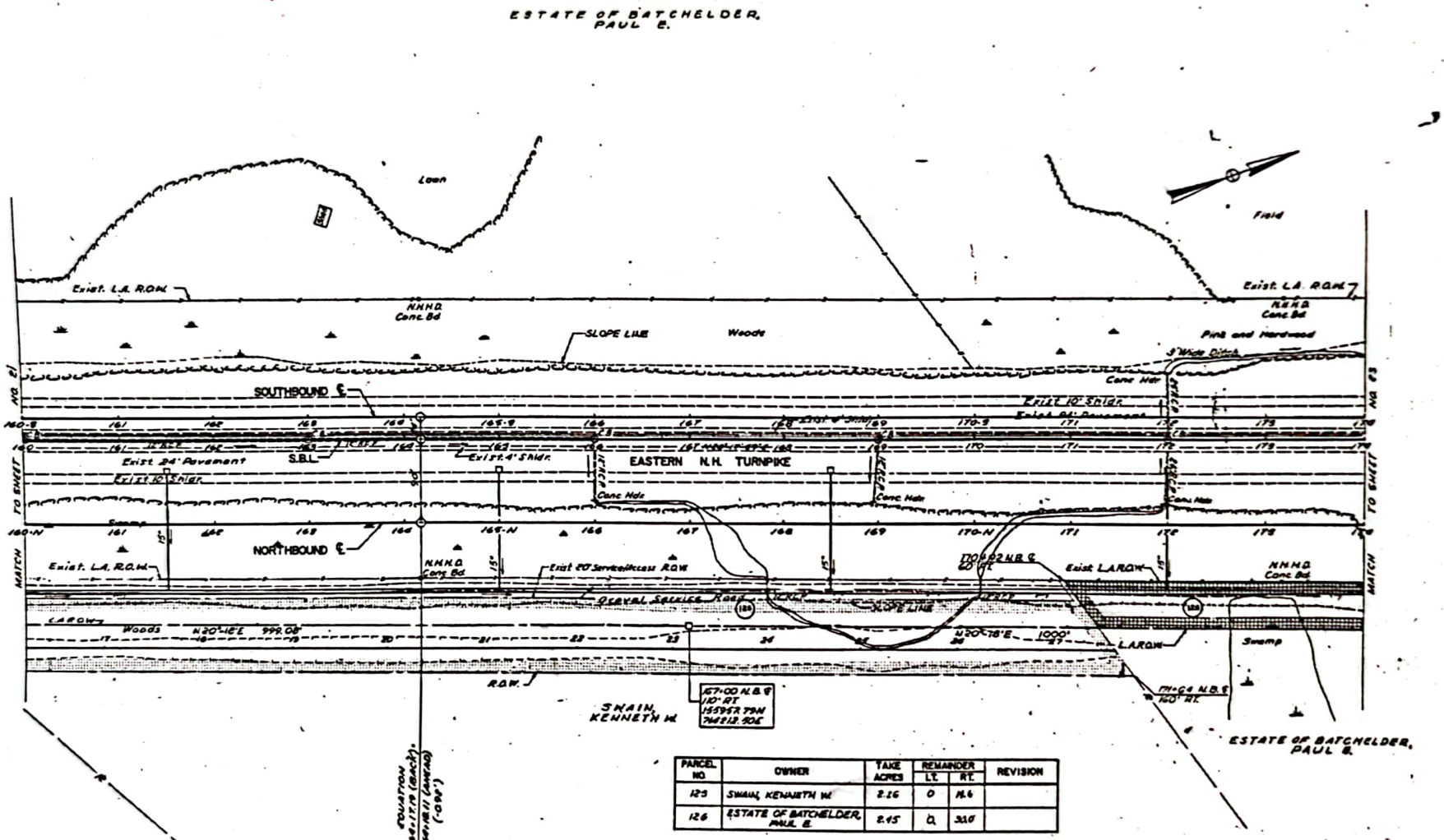
1) Kevin found NHHB

see 708 Chris Merrill
640 Morgado

March 19th 2015
Tom Brouillette's
rambling phone message
to me regarding
The Hampton Falls
survey he did
adjacent to mine

NO PROBATE FICE
WAS FOUND
FOR EDWIN L. JANVRIN

Printed from Internet for on 1/13/2015



PARCEL NO.	OWNER	TAKE ACRES	REMAINDER LT.	REMAINDER RT.	REVISION
125	SWAIN, KENNETH W.	2.16	0	11.6	
126	ESTATE OF BATCHELDER, PAUL E.	2.45	0	33.0	

D-4423
Sheet 10 of 23

1790

NO BK 5 PG

KNOW ALL MEN BY THESE PRESENTS,

That I Samuel Ware of Hampton falls in the County of Rockingham and State of New Hampshire Esqr

For and in consideration of the sum of of one Hundred and Ten Pounds to me in hand, before the delivery hereof, well and truly paid by Nathaniel Hubbard Dodge of Hampton falls aforesaid yeoman the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Nathaniel Hubbard Dodge and his heirs and assigns forever a Certain Piece of Land Scituate in Hampton falls aforesaid containing Twenty two acres Bounded as followeth Viz Easterley forty Rod, of the fourteen acres of Land this day Sold by me to Deacon Abner Sandborn & Theophilus Sandborn then Southerley Eighty Eight Rod, on the said Samuel Weare land Westerley forty Rod, on the said Weare land till it comes to land belonging to the Heirs of Mr Ralph Cross then Northerley on the said Abner and Capt Caleb Sandborn Eighty Eight Rod, & the four lines to make right angels or Parallel lines so as to comprehend Twenty Two acres (and no more) with free liberty for the said Nathaniel Hubbard Dodge and his heirs and assigns to pass and repass without hinderance or Molestation through the said Samuel Weare land to the high way where it shall be most convenient for the said Dodge his heirs and assigns and the said Weare his heirs and assigns

To have and to hold the said granted premises, with all the priviledges and appurtenances to the same belonging, to him the said Nathaniel Hubbard Dodge and his heirs and assigns to his and their only proper use and benefit forever: And I the said Samuel Weare for my self my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Nathaniel Hubbard Dodge and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises am lawfully seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid: That the said premises are free and clear of all and every incumbrance whatsoever: And that Samuel his heirs, executors, and administrators, shall and will warrant the same to him the said Nathaniel Hubbard Dodge his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever. Moreover Hannah Weare wife of the said Samuel Gives up all her right of Dower or third in the above Granted and Bargand premises in Witness whereof we have hereunto set our hand, and Seals this Firs Day of March one thousand Seven hundred and Ninety

Signed Sealed and Delivered in presence of

Sam: Weare

the word this having been twice written over before signing and Sealing

CASASSA AND RYAN
ATTORNEYS AT LAW

459 LAFAYETTE ROAD
HAMPTON, NEW HAMPSHIRE 03842-2242
(603) 926-6336

TELEFAX (603) 926-4127
(603) 929-1632

H. ALFRED CASASSA
JOHN J. RYAN
PETER J. SAARI
ROBERT A. CASASSA
FAYE R. GOLDBERG*
DANIEL R. HARTLEY*

*MEMBER: NH AND ME BAR

March 19, 2015

VIA EMAIL

Tocky B stockton@ttlc.net

RE: Edwin Janvrin – Hampton Falls Property

We can disregard Sally for title insurance purposes given that the 1911 deed into Edwin Janvrin is outside of the period recommended for title searches for Quitclaim Deeds. My feeling is that if it would be easy to get an Affidavit addressing the matter of Sally's heirs we may as well do it. Otherwise, the risk of some one making a claim against the property is remote enough that Chris can probably ignore it and the average title researcher would probably still not bother with it.

If Chris can get the Seller to sign an Affidavit, that would probably be sufficient. Even if the title would not be perfect it would be insurable. If Chris gives me the go ahead, I'll put an Affidavit together.

I will need the following:

1. A Certified Death Certificate for Edwin L.;
2. Whether he was survived by a wife;
3. If there wasn't a surviving wife, who his heirs were.
4. If there was a surviving wife, who her heirs were
5. What people between Edwin L. and Edwin Hayes are there that will also need to be accounted for.

Sincerely,

S/Peter
Peter J. Saari

PJS/cmb
cc: Chris Merrill cmerrillh@myfairpoint.net

NATHANIEL BATCHELDER 1736 HAMPTON

In the name of God Amen the twenty Second Day of October Anno Domini seventeen hundred and thirty six and in the tenth year of his majesties Reign George the Second over Grate Britain King &c I Nathanell Batchelder of Hampton in the Provence of new Hampshier in new England farmer * * *

Imprimas I Give and bequeath to Elezebeth my Dearly beloved wife the Eastly End of my Dwelling house with one half of the Celler and all the moveables with in Doors for her to Improve Dureing her Nateurall Life I also order that my son Josiah Batchelder of said Town Carpenter shall find my said wife his mother two milks Cows and four sheep with their fleces and the summering and wintering of them yearly and Every year Dureing her naturall Life my said son Josiah Batchelder is also to find his said mother twelve bushells of Indian Corn and one hundred and twenty Pound of Pork and one quarter of beef of Eighty or ninety Pound waight and four bushells of malt and three bushells of Barly yearly and every year Dureing her nateurall Life he also to find his said mother with sufficient fier wood cutt att the Doore // and also nessecery tendence and what is Conveniant and nessecery for a Comfortable Life all and Singuler above meutioned that my said son is to Do for his said mother is to be Done yearly and Every Dureing her nateurall Life // she to Dispose of her wareing Cloths to whom she Pleaseth

Item I give and bequeath to the heirs of my beloved son Nathanell Batchelder Deceased five shillings to be Payed by my s^{d} son Josiah Batchelder

Item I give and bequeath to my beloved son John Batchelder five Shillings to be Payed by my s^{d} son Josiah Batchelder

Item I give and bequeath to the Hers of my beloved son Jethro Batchelder Deceased five shillings to be Payed by my said son Josiah Batchelder

Item I give and bequeath my beloved son Nathan Batchelder five shillings to be Payed by said Josiah Batchelder

BE IT REMEMBERED, That I, LILLIAN H. JANVRIN, of Hampton Falls, in the County of Rockingham, and the State of New Hampshire, being of lawful age and of sound and disposing mind and memory, but mindful of the uncertainty of life, do make, publish and declare this MY LAST WILL AND TESTAMENT, hereby revoking all wills, codicils, or any other instrument of a testamentary nature heretofore made by me.

1. I give and bequeath to the Trustees of Trust Funds of the Town of Hampton Falls, New Hampshire, the sum of Two Hundred Dollars ($200.00), the income to be used for the perpetual care of the Hamilton-Janvrin Cemetery lot.

2. I give and bequeath to my daughter, Eleanor J. Hayes, all of my jewelry and clothing.

3. I give, devise and bequeath to my husband, Edwin L. Janvrin, all of my real estate, wherever found and situate, to hold the same for the term of his natural life, without impeachment for waste, and at the decease of my said husband, I give, devise and bequeath all of my said real estate to my said daughter, Eleanor J. Hayes.

4. All the rest and residue of my personal property, of whatsoever nature and wherever situated, including any property over which at the time of my decease I have the power of appointment or disposition, I give and bequeath to my said husband, Edwin L. Janvrin.

5. I nominate and appoint my said husband, Edwin, and my said daughter, Eleanor, as Co-Executors of this MY LAST WILL AND TESTAMENT to serve without bond.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 27th day of September in the year one thousand nine hundred and fifty-seven.

Lillian H. Janvrin

Signed, sealed, published and declared by the above-named LILLIAN H. JANVRIN to be her LAST WILL AND TESTAMENT, in our presence, who in her presence, and the presence of one another, and at her request, subscribe our names hereto as witnesses this 27th day of September 1957.

1/23/67 Mary F Lane

Hampshire

Last Will and Testament

I, ELEANOR J. HAYES of Alton, Belknap County, New Hampshire being of lawful age and of sound and disposing mind and memory, but realizing the uncertainty of life, do hereby publish and declare this to be my *Last Will and Testament*, hereby revoking all prior Wills and Codicils by me made at any time.

FIRST. I direct my Executor hereinafter named to pay my debts, funeral expenses, costs of administration as soon as practicable after my death.

SECOND. I give and bequeath to my granddaughter, SUSAN, my diamond engagement ring, and my diamond wedding ring. The remainder of my jewelry I give and bequeath to my daughter-in-law, CAROL.

THIRD. I have a Certificate of Deposit held jointly with my son, EDWIN H. HAYES, at the Laconia Federal Savings and Loan, presently in the amount of Ten Thousand Dollars ($10,000), and I request such funds be used for the education of my granddaughter, STEPHANIE.

FOURTH. I give and bequeath to my granddaughter, STEPHANIE, my little finger diamond ring.

FIFTH. I give and bequeath Two Hundred Dollars ($200.00) to the Town of *Alton for the perpetual care of the Hayes cemetery lot in the Riverside Cemetery.*

SIXTH. I give, bequeath and devise all the rest, residue and remainder of my estate, real, personal or mixed, to my son, EDWIN H. HAYES if he survives me, otherwise to his wife, CAROL A. HAYES.

SEVENTH. I nominate and appoint my son, EDWIN H. HAYES of 5610 Turkey Oak Road, Richmond, Virginia 23234, as Executor of this my Will. I request my fiduciary not be required to furnish a bond except as required by law.

cmerrillh@myfairpoint.net
Sent: Sunday, April 26, 2015 4:32 PM
To: Tocky B - Stockton Services

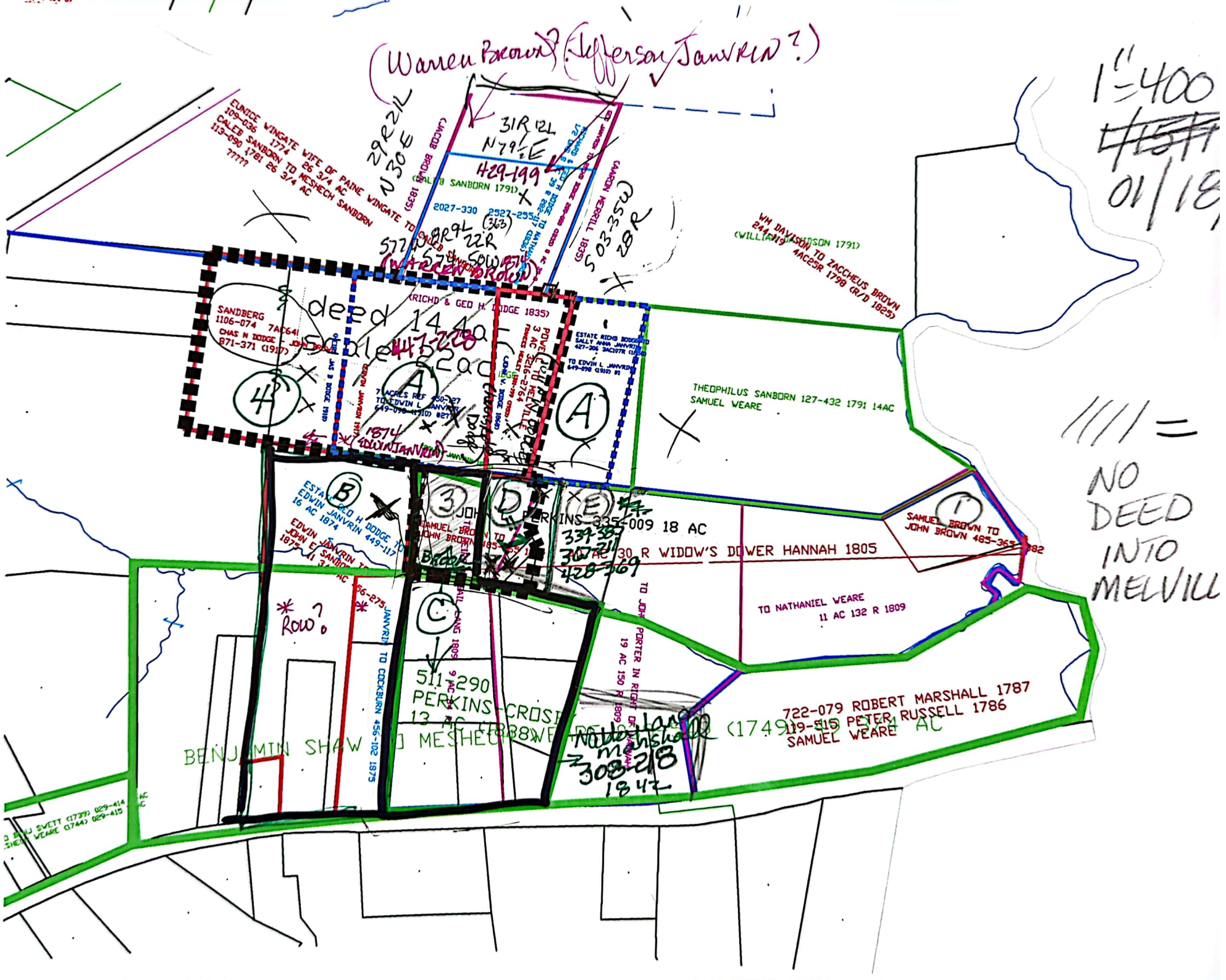
Peter did get back to me late in the week got it over the weelend. He now needs a certified copy of the death certificate for Eleanor. I have the certified will coming now will go back through the process to get the death certificate. He says that will be the last thing needed. Did some measuring today before the leaves start while everything is open. Started at the corner stone near my house and measured out 676' or 41 rods. Had the old fence and marker stones to keep a straight line. The corner stone on that side is gone. Then measured from that coner point I made 478' or 29 rods 2 links same as the measurement on the Cram plan on my side, and came to the coner stone at 472' on that side. From there I measured 478' with stones and surveyed marks to keep a straight line and estabilished the corner of the piece I'm buying. From that point I had 247' to the corner stone behind Melville's house which I believe should be the corner belween the Powell piece and the Morgado piece you surveyed. It seems like the 247' is a little over half the 478' that would make up the 3 plus size acre piece like the Morgado piece. does the 247' sound right to be left over? On my side those 2 corner stones are 478' apart and I measured out another 478' to get the corner of the piece I'm buying on my side and measured 200' to the edge of Morgado's field. That is what you want to establish which I'll help anytime you're ready. I took the measurements from Melville's deed for their 7 plus acre piece and made the piece I'm buying the same size.. The 2 outside long lines seem to be about dead parallel. Does this all in your opinion?

July 12 called Mike Harris (first time) and talked about the title situation - he said we would talk w/ wife

called Michael Harris 7/19/18 to follow up on attempts to resolve the land situation

757 751-0297 (got number from Ed Hayes ~~S~~ Jul 12 ~~Eg~~ email

7/23 learned from Bob & Bobby Hudson that Harris does not trust me - wants to know who is paying me


(Warren Brown?) (Jefferson Janvrin?)
1" = 400
01/18
//// = NO DEED INTO MELVILL
EUNICE WINGATE WIFE OF PAINE WINGATE TO CALEB SANBORN TO MESHECH SANBORN
109-036 1774 26 3/4 AC
113-090 1781 26 3/4 AC
?????
(JACOB BROWN 1835)
(CALEB SANBORN 1791)
2027-330 2527-255
(AARON MERRILL 1835)
WM DAVIDSON TO ZACCHEUS BROWN
(WILLIAM DAVIDSON 1791)
4AC25R 1798 (R/D 1825)
(WARREN BROWN)
(RICHD & GEO H. DODGE 1835)
SANDBERG
1106-074 7AC64
CHAS N DODGE
871-371 (1917)
deed 14 4 of
scale 2 ac
447-228
ESTATE RICHD DODGE TO SALLY ANNA JANVRIN
427-306 3AC107R
TO EDWIN L JANVRIN
649-098 (1910)
THEOPHILUS SANBORN 127-432 1791 14AC
SAMUEL WEARE
1874
(EDWIN JANVRIN)
ESTATE GEO H DODGE TO EDWIN JANVRIN 449-117
16 AC 1874
EDWIN JANVRIN TO JOHN E SANBORN
JOHN L PERKINS 335-009 18 AC
30 R WIDOW'S DOWER HANNAH 1805
339-387
367-211
428-369
SAMUEL BROWN TO JOHN BROWN 485-365
TO NATHANIEL WEARE
11 AC 132 R 1809
TO JOHN PORTER IN RIGHT OF HANNAH
19 AC 150 R 1809
JANVRIN TO COCKBURN 456-102 1875
Row?
511-290
PERKINS-CROSBY
13 AC (1838)
BENJAMIN SHAW TO MESHECH WEARE (1749)
Nathaniel Marshall
308-218
1842
722-079 ROBERT MARSHALL 1787
119-515 PETER RUSSELL 1786
SAMUEL WEARE
BENJ SWETT (1739) 029-414
WEARE (1744) 029-415

NONE OF THIS PILE
HAS BEEN SCANNED

LONG STORY OF
ME TRYING TO
GET TAX MAPS
CORRECTED,
THEN LAND IN QUESTION
DEALT WITH AFTER
CHRIS DIED SUDDENLY.

MY SURVEY FOR MORGADO
HOLDS A BOUND THAT
I NOW THINK APPLIES TO
LAND NORTH OF THE LINE,
RESULTING IN 18' OR SO
ERROR - NO WAY TO KNOW
THAT UNTIL I FOUND THE
UNRECORDED DODGE DEED IN
BEVERLY POWELL WOODWARD'S BASEMENT.

Printed from Internet for on 1/24/2015

Dodge & al to Brown

K N O W all men by these Presents, That

We Richard Dodge & Gyorge H. Dodge both of Hamptonfalls County of Rockingham & State of New Hampshire Yeomen

For and in consideration of the sum of two hundred & six dollars to us in hand before the delivery hereof, well and truly paid by

Nathan Brown of Hamptonfalls County & State aforesaid Yeoman

the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Nathan Brown his heirs and assigns, forever, One undivided half quantity and quality of a certain piece of Woodland situated in said Hamptonfalls - and lies in common with William Brown - the whole of the said land contains by estimation Eight acres and thirty nine rods and is bounded as follows, viz. Westerly on land of Jacob Brown, Northerly on land of William Brown, Easterly on land of Aaron Morrill and Southerly on our own land ~
Also one half of the right which George Janvrin had in the Rockingham Academy in Hamptonfalls - aforesaid

To have and to hold the said granted premises with all the privileges and appurtenances to the same belonging, to him the said Nathan Brown his - - - - - heirs and assigns to his and their only proper use and benefit forever. And We the said Richard Dodge & Gyo. H. Dodge our - heirs, executors, and administrators, do hereby covenant, grant and agree to and with the said Nathan Brown his - - - ____ heirs and assigns, that until the delivery hereof we - the lawful owners of the said premises, and are seized and possessed thereof in our own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear of all and every incumbrance whatsoever, and that we the said Richard & Gyo. H. Dodge our - heirs, executors and administrators shall and will warrant and defend the same to the said Nathan Brown _____ heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And We Clarissa S. Dodge wife of the said Richard Dodge, And Mary Dodge wife of the said Gyo. H. Dodge for the consideration aforesaid do hereby relinquish all our right in the said premises ~ In witness whereof we have hereunto set our hands and seals this twenty seventh day of April in the year of our Lord one thousand eight hundred and thirty six

Signed, Sealed and delivered,
in presence of
Joseph H. Meare
Aro. Philbrick

Richard Dodge (L. S.)
Gyorge H. Dodge (L. S.)
Clarissa S. Dodge (L. S.)
Mary K. Dodge (L. S.)

State of New Hampshire Rockingham ss. April 27th 1836
Personally appearing the above named Richard Dodge & Gyorge H. Dodge acknowledged the foregoing instrument to be their voluntary act and deed, before me,
John Philbrick Justice of the Peace

Recived and Recorded 9th May 1836
Francis D. Randall Regr

Printed from Internet for on 1/26/2015

administrators or assigns the sum of eleven hundred and fifty dollars according to the tenor of eleven promissory notes of even date herewith of $100 each, except the last of $150. payable to the said Andrews and signed by the said Decatur, then this deed shall be void, otherwise shall remain in full force.

In witness whereof we have hereunto set our hands and seals this ninth day of April, in the year of our Lord one thousand eight hundred and seventy.

Signed Sealed and delivered in presence of us.

The word "Albert" in the name of said Grantor being first stricken out, and the word "Alonzo" substituted therefor.

D. Hall Rice — Alonzo L. Decatur (Seal)

W. H. Laughlin — Mary A. Decater (Seal)

Commonwealth of Massachusetts, Middlesex ss. Lowell April 9th 1870. Then the above named Alonzo L. Decater personally appearing acknowledged the above instrument to be free act and deed,

Before me, D. Hall Rice.

Justice of the Peace.

Received & Recorded April 11. 1870. Wm. H. Belknap Rgr.

U.S. Rev. 50¢

Dodge, admr, to Janvrin

Know all men by these presents that I John W. Dodge of Hampton Falls in the County of Rockingham and State of New Hampshire, administrator of the estate of Richard Dodge late of said Hampton Falls, deceased, intestate, by virtue of a license from the Court of Probate for said County, holden at Exeter in said County on the twenty first day of April Anno Domini 1866, authorizing me to sell at public auction so much as will be sufficient to raise the sum of four hundred dollars of the real estate of the said deceased, to pay the debts against said estate with incidental charges, and in consideration of the sum of two hundred and seventy eight 82/100 dollars to me in hand before the delivery hereof, paid by Sally Anna Janvrin of the same Hampton Falls, wife of Edwin Janvrin, the receipt whereof I do hereby acknowledge have granted bargained and sold and by these presents do hereby in my said capacity grant bargain sell convey and confirm unto the said Sally Anna Janvrin her heirs and assigns forever, all the right and interest of said deceased at the time of his death, in a certain tract of woodland, situated in said Hampton Falls, containing three acres and one hundred and seven rods, and bounded as follows, to wit, Northerly by land of Thayer E. Sanborn, Easterly by land of William Tarlton and Samuel Palmer and Southerly by land of John W. Dodge and Westerly by land of Lowell F. Merrill as the bounds now stand.

To have and to hold the same with all the privileges and appurtenances thereto belonging, to her the said Sally Anna Janvrin her heirs and assigns forever, and I do hereby in my said capacity, covenant with the said Sally Anna Janvrin her heirs and assigns that I am duly authorized to make sale of the premises, that in all my proceedings in the sale thereof I have complied with the requirements of the statutes in such case provided, and that I will warrant and defend the same to her the said Sally Anna Janvrin her heirs and assigns

Printed from Internet for on 1/26/2015

against the lawful claims of all persons claiming by from or under me in the capacity aforesaid.

In witness whereof I have hereunto set my hand and seal this twenty first day of April 1868.

Signed Sealed and delivered
in presence of us.
Oliver Eaton
Clarissa Locke Dodge

Jno. W. Dodge (L.S.)

State of New Hampshire, Rockingham ss. Kingston Feb. April 21st 1868. Personally appeared the said John W. Dodge acknowledged the foregoing instrument by him subscribed to be his voluntary act and deed

Before me, Oliver Eaton
Justice of the Peace.

Received & Recorded April 11. 1870. Wm. H. Belknap, Reg.

Know all men by these presents that we Amos Tilton and Mary E. Tilton wife of said Amos, both of Malden, Middlesex County and Commonwealth of Massachusetts, for and in consideration of the sum of one dollar to us in hand before the delivery hereof well and truly paid by Benjamin F. Hayes of Medford in said County, have remised released and forever quitclaimed, and by these presents do remise release and forever quitclaim unto the said Hayes his heirs and assigns forever,

Vol. 8 Rec. #1

Tilton to Hayes & Others

One undivided half of a certain tract of land situate in East Kingston, Rockingham County and State of New Hampshire, bounded and described as follows viz, Westerly by the highway leading from Exeter N.H. to Haverhill Mass. Northerly by land now or formerly of Jonathan Webster, Easterly by land of Nathan B. Tilton, Joseph Tilton & Josiah S. Blake, Southerly by the highway leading from Kingston to East Kingston (commonly called the new lane) containing forty acres more or less, being the first lot of land described in a deed recorded with said Rockingham County Deeds Lib. 353. Fol. 391. Also a certain lot of woodland situate in Kingston in said County of Rockingham, bounded on the West by the highway at the head of the floated lots on the old grant on Snows River, on the North by land of Amos Gale and others, on the East by land of Samuel Webster about twenty eight rods, and on the South by land of Ezekiel Jones, containing twelve acres more or less.

To have and to hold the said premises with all the privileges and appurtenances thereunto belonging, to the said Hayes and his heirs and assigns forever, and we do hereby covenant with the said Hayes that we will warrant and defend the said premises to him the said Hayes and his heirs and assigns against the lawful claims and demands of any person or persons claiming by from or under us.

And I Mary E. Tilton wife of the said Amos Tilton for the consideration aforesaid do hereby release my right of dower in said premises and we the said Amos Tilton and Mary E. Tilton wife of said Amos Tilton in consideration aforesaid, do hereby grant and release to said ——— all the right title interest claim or demand which we or either

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Dodge to Moulton

Trust Deed & granted

Know all Men by these Presents - That we Mary H. Dodge, George G. Dodge, Mary E. Cunningham, Alice A. Dodge, Martha H. Dodge, John H. Dodge, William H. Dodge and Annie F. Dodge, all of - Hampton Falls in the County of Rockingham and State of New Hampshire, for and in consideration of the trusts hereinafter mentioned and of one dollar to us in hand before the delivery hereof well and truly paid by William P. Moulton of Exeter in said County of Rockingham, the receipt whereof we do hereby - acknowledge, have granted, bargained and sold and by these presents do grant, bargain, sell, alien, enfeoff, convey and confirm unto the said William P. Moulton and his heirs:

A certain tract of land with all the buildings thereon situated in said Hampton Falls, being the late homestead Place of George H. Dodge late of said Hampton Falls deceased, including his dwelling house and other buildings and containing about sixty acres more or less:

Also a certain tract of mowing & pasture land situated in said Hampton Falls on Great Hill so called, containing about fourteen acres more or less.

Also a certain tract of mowing & timber land situated in said Hampton Falls in the Farms so called, containing about seven acres more or less:

Also a certain piece of marsh land situated in said Hampton Falls on the River adjoining upland of Thayer S. Lamborn, containing four acres more or less:

Also one other piece of Marsh land in said Hampton Falls at Fifield Creek, so called adjoining marsh of Cyrus Brown, containing four acres more or less:

Also a certain other piece of marsh land in said Hampton Falls containing two acres more or less:

Also a certain piece of Marsh land situated in Hampton in said County called the Philbricks Marsh, containing three acres more or less:

Also one other piece of Marsh land situated in said Hampton containing four acres more or less:

Also one undivided fourth part of the store situated in said Hampton Falls and the same now occupied by Charles E. Greene:

And also all other real estate situated in said Hampton Falls or in said Hampton, which was formerly owned by George H. Dodge aforesaid and which came to us as his heirs or legatees.

To have and to hold the said granted premises with all the privileges & appurtenances to the same belonging to him the said William P. Moulton said his heirs in trust for the following purposes, to wit.

That he the said Moulton shall sell and convey the said granted premises as soon as can be conveniently &

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properly done, in such manner, at such times, for such prices and upon such terms and together or in lots, as he may judge best and most for the interest of all parties and that he the said Hamilton shall apply the proceeds arising from the sale of said Real Estates in the following manner namely, that he shall pay in the first place all the expenses of selling taking care and disposing of said Real Estate.

That he shall then pay to the said Mary E. Dodge, the widow of the said George H. Dodge, the value of her right of dower and homestead in said Real Estate, to be estimated and ascertained according to the public tables used for that purpose.

That he shall pay all the residue and balance of said proceeds to the children of the said George H. and Mary E. Dodge being the above named George D. Mary E. Olive A. Meradtha E. John E. William H. and Annie L. Dodge to be equally divided between them.

And in the meantime before the sale of said Real Estate that he the said Hamilton shall take charge of said Real Estate and rent and manage the same as he may think best and shall apply whatever he may receive therefrom in the same manner as herein before provided in regard to the proceeds arising from the sale thereof and in case any part of said Real Estate shall remain unsold and it shall be deemed advisable not to sell the same, that he the said Hamilton shall reconvey such part thereof to us the above named grantors, whenever he shall be requested by us so to do.

And we the above named grantors for ourselves, our heirs, executors and administrators do hereby covenant, grant and agree with the said William P. Hamilton and his heirs and assigns that until the delivery hereof we are the lawful owners of the said premises and are seized and possessed thereof in our own right in fee simple and have full power & lawful authority to grant & convey the same in manner aforesaid. That the said premises are free and clear from all & every incumbrance whatsoever and that we and our heirs executors & administrators shall & will warrant and defend the same to the said William P. Hamilton and his heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And I Mary Ann Dodge wife of the said George H. Dodge for the consideration aforesaid do hereby relinquish all my right of dower in the said premises.

And I Duncan P. Cunningham, husband of the said Mary E. Cunningham for the consideration aforesaid, do hereby release and discharge all my right and interest in the said granted premises to the said Hamilton and his heirs

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And we do all of us for the consideration aforesaid hereby discharge and release to the said Moulton & his heirs all our right of homestead in the above described premises.

In witness whereof we have hereunto set our hands & seals the twentieth day of November A. D. 1873.

Signed sealed & delivered in presence of us
Wm H. Stickney
Charles C. Green

Mary K. Dodge L.S.
Geo. D. Dodge L.S.
Mary E. Cunningham L.S.
Oliver A. Dodge by Mary K. Dodge L.S.
Martha K. Dodge L.S.
John H. Dodge L.S.
Wm H. Dodge L.S.
Annie F. Dodge L.S.
Mary Ann Dodge L.S.
D. G. Cunningham L.S.

State of New Hampshire - Rockingham ss. November 20. 1873. Then the said Mary K. Dodge, George D. Dodge, Mary E. Cunningham Martha K. Dodge John H. Dodge, William H. Dodge, Annie F. Dodge and Duncan G. Cunningham personally appeared and acknowledged the foregoing instrument by them subscribed to be their voluntary act and deed.

Before me.
Wm W. Stickney.
Justice of the Peace.

Received and Recorded, November 21, 1873.

Geo. W. Weston, Register.

Kimball to Richardson.

Warranty Deed.

A. Mail Grantees.

Know all Men by these Presents. That I Charles M. Kimball of Bradford in the County of Essex and Commonwealth of Massachusetts.

In consideration of Fifteen hundred dollars to me paid by Joel E. Richardson and Horace M. Richardson both of Salem in the County of Rockingham and State of New Hampshire. the receipt whereof is hereby acknowledged. do hereby give, grant, bargain, sell and convey unto the said Joel E. Richardson & Horace M. Richardson

A certain parcel of land situate in said Salem and bounded as follows viz:

Beginning at the Southwesterly corner thereof by the Derry Turnpike and by land of Oliver Kress thence running Northerly by said Turnpike to an oak tree near Policy Brook and by land of George Woodbury, thence Easterly by his land to a corner of the ditch by his land - thence Northerly by his land to land of the heirs of Joseph Haynes thence Easterly by said heirs' land to the White land, so called, -

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Signed, Sealed and delivered in presence of Laymon N. Davis, John L. Smith

P. Webster Locke {L.S.}
Administrator de bonis non.

State of New Hampshire, Rockingham ss.
April 25, 1874. Personally appearing, P. Webster Locke & acknowledged the foregoing instrument, by him subscribed, to be his voluntary act and deed,

Before me.

Joseph W. Blake, Justice of the Peace.

Received and Recorded, May 4, 1874.

Geo. W. Weston, Register.

Moulton to Jewett.

Trustee deed Geo. H. Dodge heirs

to Edwin Jewett

Know all Men by these Presents

That I, William P. Moulton of Exeter in the County of Rockingham and State of New Hampshire, Trustee of the heirs of George H. Dodge late of Hampton Falls deceased, for and in Consideration of the sum of nine hundred dollars to me paid by Sally Ann Jewett wife of Edwin Jewett of Hampton Falls in said County and State, the receipt whereof is hereby acknowledged hereby grant, bargain, sell and convey unto the said Sally A. Jewett and her heirs and assigns forever, all my right, title and interest of in and unto the following described pieces or parcels of land situate in said Hampton Falls,

The first piece of said land is bounded as follows, viz: Northerly by land of Caleb Tilton; Easterly by land of Mrs John H. Gove, Southerly by land of John A. Brown, and Westerly by the Drunk Road, so called, containing eleven acres, more or less,

The second piece of said land contains seven acres more or less, and is bounded as follows; North by land of John W. Dodge; East by land of George H. Dodge and by land John L. Perkins; South by land of James D. Dodge; and West by land of Warren Brown and by land of Jefferson Jewett.

The above described pieces of land being a part of the same premises that were conveyed to me by the heirs of George H. Dodge by their deed of Trust bearing date November 20. A.D. 1873. and recorded in Rockingham County Records Lib 447. Fol. 228.

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To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging to the said Sally A. Janvin and her heirs and assigns, to their own use and behoof forever.

In witness whereof, I have hereunto set my hand and seal this 22d day of January A.D. 1874.

Signed, Sealed & delivered in presence of us.

The words "wife of Edwin Janvin" interlined before signing.

Wm P. Moulton {L.S.}

B. Marvin Fernald
Thomas Leavitt

State of New Hampshire. Rockingham ss.
January 22d A.D. 1874.

Personally appeared the above named Wm P. Moulton and acknowledged the foregoing instrument. Before me.

B. Marvin Fernald Justice of the Peace.

Received and Recorded. May 5. 1874.

Geo. W. Weston. Register.

Barron to Vincent sale.

Mort.

d. mail Grantor.

This is to certify that the within mortgage, is paid in full and we do hereby discharge the same. Nov. 1st 1887. Howard D. Vincent. Hannah Caroline Plummer. Morrison R. Vincent by Morrison R. Vincent. Received and Recorded, Nov. 7, 1887. Sidney B. Hart, Commissioner.

Know all Men by these Presents, that I Benjamin M. Barron of Londonderry in the County of Rockingham and State of New Hampshire. for and in consideration of the sum of ten hundred and seventy five dollars to me in hand before the delivery hereof, well and truly paid by Howard D. Vincent of Boston in the County of Suffolk and Commonwealth of Massachusetts, Caroline H. Plummer, wife of Jonathan P. Plummer of said Boston and Morrison B. Vincent of Concord in the County of Merrimack and said State of New Hampshire the receipt whereof I do hereby acknowledge, have given, granted, bargained, and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Vincents and Caroline H. Plummer, their heirs and assigns forever.

Two tracts of land situated in Londonderry aforesaid, one containing eighty five acres more or less and being the same conveyed to William Vincent by David R. Leach by deed dated April 23. 1864. and recorded in the Rockingham County Registry of Deeds Vol. 423.

Printed from Internet for on 1/18/2015

Know all men by these presents

That We, Edwin Janvrin, Bertram T. Janvrin, John A. Janvrin, Charles E. Janvrin, all of Hampton Falls in the County of Rockingham and State of New Hampshire, and Mary L. Wakeman, of Brooklyn in the State of New York.

Janvrin & al to Janvrin — for and in consideration of the sum of one dollar to us in hand before the delivery hereof, well and truly paid by Edwin L. Janvrin, of said Hampton Falls,

Delivered to Grantee by mail. — have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Edwin L. Janvrin and his heirs and assigns forever.

Two certain tracts of land, both situate in said Hampton Falls, namely:- The first, containing three acres, one hundred and seven rods, more or less, bounded Northerly by land formerly of Thayer S. Sanborn, Easterly by land formerly of William Talton, and Samuel Palmer, Southerly by land formerly of John W. Dodge, and Westerly by land formerly of Lowell F. Merrill; these being the same premises conveyed to Sally A. Janvrin by John W. Dodge by deed dated April 21, 1868 recorded in Rockingham Records, Book 427, Page 306.

The second, containing seven acres, more or less, bounded Northerly by land of heirs of Richard Dodge, Easterly by land of heirs of John Sanborn, South by land of heirs of James D. Dodge, and Westerly by land of Warren Brown; this tract being situate on the "Farm Land", so called, and being the second tract described in deed from William P. Moulton Trustee, to said Sally A. Janvrin, dated January 22, 1874, recorded in Book 450, Page 127, of said Records.

State of New York, Kings County ss. January 11th 1911. Personally appeared the within-named Mary L. Wakeman and Arthur E. Wakeman, and acknowledged the within instrument to be their voluntary act and deed. Before me, H. P. Schoenberger (N. P. Seal) Notary Public Kings Co. N. Y.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said Edwin L. Janvrin and his heirs and assigns forever; and we do hereby covenant with the said Edwin L. Janvrin that we will warrant and defend the said premises to him the said Edwin L. Janvrin and his heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us. And we Mary Janvrin wife said Bertram, and Arthur Wakeman, husband of said Mary L. Wakeman

And ~~I~~ Mary Elizabeth Janvrin wife of said John A. Janvrin for the consideration aforesaid, do hereby release ~~my~~ all our right of dower or curtesy in said premises.

And we, ~~the said~~ and each of us ~~wife of said~~ in consideration aforesaid, do hereby grant and release to said Edwin L. Janvrin all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "Anact to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851. or by any other law.

~~And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.~~

In witness whereof we have hereunto set our hands and seals, this 29th day of December in the year of our Lord one thousand nine hundred and ten. (LS)(LS)

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Frank Janvrin. Leo. C. Schafer Witnesses as to Mary L. Wakeman
Sadie E. Wile. Andrew J. Ryder Arthur E. Wakeman
Frank H. Lord.

Edwin Janvrin. Mary E. Janvrin (LS)(LS)
Bertram T. Janvrin. Elizabeth Janvrin (LS)(LS)
John A. Janvrin. Mary L. Wakeman. (LS)(LS)
Charles E. Janvrin. Arthur E. Wakeman

State of New Hampshire, Rockingham, ss. January 2 A. D. 1911.

Personally appeared the above named Edwin, Bertram, John A., Charles E., Mary E. and Elizabeth Janvrin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Frank H. Lord. Justice of the Peace.

John W. A. Green Register.

Received and Recorded, Oct. 24 - 12.55 P.M. 1911.

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Know all Men by these Presents,

That We, Charles R. Brown, of Newton, County of Middlesex and State of Massachusetts and Clarissa L. D. Brown wife of the said Charles R. Brown in her own right.

Brown, et al. to Dodge

for and in consideration of the sum of One Dollar to — in hand, before the delivery hereof, well and truly paid by Harriett P. Dodge of Hampton Falls in the County of Rockingham and State of New Hampshire

Delivered to J. Healey.

have remised, released and forever quitclaimed, and by these presents do remise, release and forevever quitclaim unto the said Harriett P. Dodge and her heirs and assigns forever.

All our right, title and interest in and to the the estate which was of Richard Dodge and John W. Dodge, late of Hampton Falls, deceased, situated and lieing in said Hampton Falls,

Meaning and intending to grant & claim all our right title and interest in and to the Dodge Homestead (so called) in said Hampton Falls,

To have and to hold, the said premises, with all the privileges and appurtenances thereunto belonging to the said Harriett P. Dodge and her heirs and assigns forever; and We do hereby covenant with the said Harriett P. Dodge that We will warrant and defend the said premises to her the said Harriett P. Dodge and her heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us.

And I, — wife of said — for the consideration aforesaid, do hereby release my right of dower in said premises.

And we, the said — and wife of said — in consideration aforesaid, do hereby grant and release to said — all the right, title, interest, claim or demand which we, or either of us, have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An Act to exempt the Homestead of families from attachment and levy or sale on execution", passed July 4, 1851.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and ~~levy~~ or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution, or by any other Statute or Statutes of said State.

In witness whereof We have hereunto set our hand and seal, this second day of January in the year of our Lord, ~~one thousand nine hundred and~~ 1885.

Signed, sealed and delivered in presence of us:

Oliver Eaton
Clarissa E. Locke

Charles R. Brown (L.S.)
Clarissa L. D. Brown (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. January 2d. A. D. ~~192~~ 1885

Personally appeared the above named Charles R. Brown and Clarissa L. D. Brown and acknowledged the foregoing instrument to be ~~their~~ voluntary act and deed.

BEFORE ME:

Oliver Eaton
Justice of the Peace.

Received and Recorded Apr. 8, 10:25 A.M. 192 7

John W. A. Green *Register.*

Know all Men by these Presents,

THAT I, Charles N. Dodge of Hampton Falls, county of Rockingham and State of New Hampshire

Dodge to Brown

for and in consideration of the sum of One dollar to me in hand, before the delivery hereof well and truly paid by John Brown of Hampton Falls, county of Rocking and State of New Hampshire

del. to grantee

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said John Brown heirs and assigns forever,

A certain tract of stump land in the "Farms" so-called, situated in Hampton Falls, containing seven acres and sixty four rods and bounded as follows: Northerly by land of Warren Brown 29 rods 2 links, Easterly by land of Edwin L. Janvrin 41 rods, Southerly by lands of John Hamilton and Mrs Arthur W. Chase 28 rods, 16 links, Westerly by lands of the heirs of E. B. Towle, John N. Sanborn and Warren H Batchelder 41 rods, This deed is subject to certain rights in regard to removing wood, given by the said Charles N Dodge to Isaac Brown.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said John Brown and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Charles N Dodge and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said John Brown and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said John Brown and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Annie H. Dodge wife of the said Charles N. Dodge in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we *have hereunto set* our *hand* s *and seal* s, *this* ~~seventeen~~ *day of* ------ *in the year of our Lord one thousand nine hundred and* seventeen

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Frank H. Lord — Charles N. Dodge (L.S.)

Ellen F. Healey — Annie H. Dodge (L.S.)

STATE OF NEW HAMPSHIRE, Rockingham, ss. March 13 A. D. 191 .

Personally appeared the above named Charles N and Annie H Dodge and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME,

Frank H. Lord *Justice of the Peace.*

Received and recorded Aug. 5th 2:15 P.M. 1931. John W. A. Green *Register.*

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Know all Men by these Presents,

That I, Edwin L. Janvrin of Hampton Falls, county of Rockingham and the State of New Hampshire

Janvrin to Hunter

for and in consideration of the sum of One Dollar and other valuable considerations to me in hand, before the delivery hereof, well and truly paid by William M. Hunter of Hampton Falls, in the county and State aforesaid

Delivered to Grantee by mail

have remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said William M. Hunter -- heirs and assigns forever.

A certain tract of land situate in said Hampton Falls containing three acres, one hundred and seven rods, more or less, bounded northerly by land formerly of Thayer S. Sanborn; easterly by land formerly of William Talton and Samuel Palmer; southerly by land formerly of John W. Dodge; and westerly by land formerly of Lowell F. Merrill. Meaning to convey hereby the first tract of land described in quitclaim deed given to me by Edwin Janvrin, Bertram T. Janvrin, John A. Janvrin, Charles E. Janvrin and Mary L. Wakeman dated December 29, 1910 and recorded in Rockingham Records Book 649, Page 98.

To have and to hold, the said premises, with all the privileges and appurtenances thereunto belonging, to the said William M. Hunter, his heirs and assigns forever; and I do hereby covenant with the said William M. Hunter that I will warrant and defend the said premises to him the said William M. Hunter, his heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me.

And I, Lillian H. Janvrin wife of said Edwin L. Janvrin for the consideration aforesaid, do hereby release my right of dower in said premises.

~~And we, the said and~~ wife of said in consideration aforesaid, do hereby grant and release to said all the right, title, interest, claim or demand which we, or either of us, have in ~~or to~~ the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, ~~entitled "An Act to exempt the Homestead of families from attachment and levy or sale on execution," passed July 4, 1851.~~

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, ~~passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.~~

In witness whereof we have hereunto set our hand - and seal -, this 31st day of March in the year of our Lord, ~~one thousand nine hundred and~~ 1941.

Signed, sealed and delivered in presence of us:

Dean B. Merrill
Witness to both

Edwin L. Janvrin (L.S.)
Lillian H. Janvrin (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss., March 31, A. D. 19 41.

Personally appeared the above named Edwin L. and Lillian H. Janvrin and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Dean B. Merrill *Justice of the Peace.*

Received and Recorded May 3, 10:30 A.M. 1941.

John W. A. Green *Register.*

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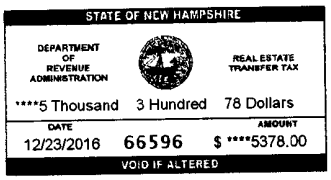
Return to:
Michael P. Harris and Tara G. Harris
16 Marsh Lane
Hampton Falls, NH 03844

E 59575



ROCKINGHAM COUNTY
REGISTRY OF DEEDS
2016 Dec 23 AM 10:32

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS: that **Andrea Lewis Melville, Executor of the Estate of Joseph Andrew Melville, by the power conferred by Rockingham County Probate Court and every other power,** of 360 Vine Street, Northfield, Vermont 05663 Grant to **Michael P. Harris and Tara G. Harris,** Husband and Wife, of 223 Exeter Road, Hampton Falls, New Hampshire 03844, as joint tenants with rights of survivorship, the following described premises:

A certain parcel of land, together with the buildings thereon, situate in Hampton Falls, in the County of Rockingham and State of New Hampshire, containing two (2) acres, more or less, bounded northerly on land now or formerly of the heirs of John W. Dodge; easterly on land now or formerly of William Taralton; westerly and southerly on land now or formerly of John L. Perkins.

Also, a certain tract of salt marsh, situate in said Hampton Falls, containing one and one-half (1 1/2) acres, more or less, and bounded easterly by Taylor's River, so-called; southerly on land now or formerly of John M. Marshall; westerly on land now or formerly of John M. Marshall and land now or formerly of the heirs of James H. Sanborn; northerly on land now or formerly of the heirs of James Janvrin.

Also, a certain tract of land situate in said Hampton Falls, containing two (2) acres, more or less, and bounded northerly by land formerly of John Brown; easterly by a brook which divides said described tract from land now or formerly of Charles H. Crosby; and southerly by land now or formerly of John E. Sanborn; and westerly by land now or formerly of Edwin Janvrin.

Also, a certain tract of stump land in the "Farms", so-called, situate in said Hampton Falls, containing seven (7) acres and sixty-four (64) rods, and bounded as follows: northerly by land now or formerly of Warren Brown 29 rods 2 links; easterly by land now or formerly of Edwin L. Janvrin 41 rods; southerly by land now or formerly of John Hamilton and Mrs. Arthur W. Chase 28 rods 16 links; westerly by land now or formerly of the heirs of Towle, John Stanton and Warren H. Batcheldor 41 rods.

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Also, a certain parcel of land located on the Westerly side of U.S. Route 1, in Hampton Falls, County of Rockingham and State of New Hampshire, and more particularly described as follows:

A certain tract of land in Hampton Falls consisting of three acres, more or less, lying westerly of U.S. Route 1 not contiguous thereto, by lying in a generally westerly direction beyond or behind land now owned by Joseph Andrew Melville, Browns Lane, and including any existing right of way to said land.

Meaning and intending to describe and convey the same premises conveyed by deeds recorded in Rockingham County Registry of Deeds at Book 2969, Page 2980 and Book 3216, Page 2764. For further reference see Estate of Joseph Andrew Melville Rockingham County Probate Docket# 318-206-ET-01321.

E 59575

This is not homestead property of the grantor or her spouse.

Executed this 22ND day of December, 2016.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Andrea Lewis Melville, Executor of the Estate of
Joseph Andrew Melville

The undersigned, the sole heir of the late Joseph Andrew Melville hereby consent to the within sale of real estate at 16 Marsh Lane, Hampton Falls, New Hampshire.

12/22/16
Date

Andrea Lewis Melville

State of New Hampshire
County of Rockingham

December 22 2016

Then personally appeared the above-named Andrea Lewis Melville, Individually and Executor of the Estate of Joseph Andrew Melville known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed same freely and intelligently, for the purposes contained herein, before me.

PAUL M. GALLO
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES OCTOBER 3, 2017

Notary Public/Justice of the Peace
Commission expiration:

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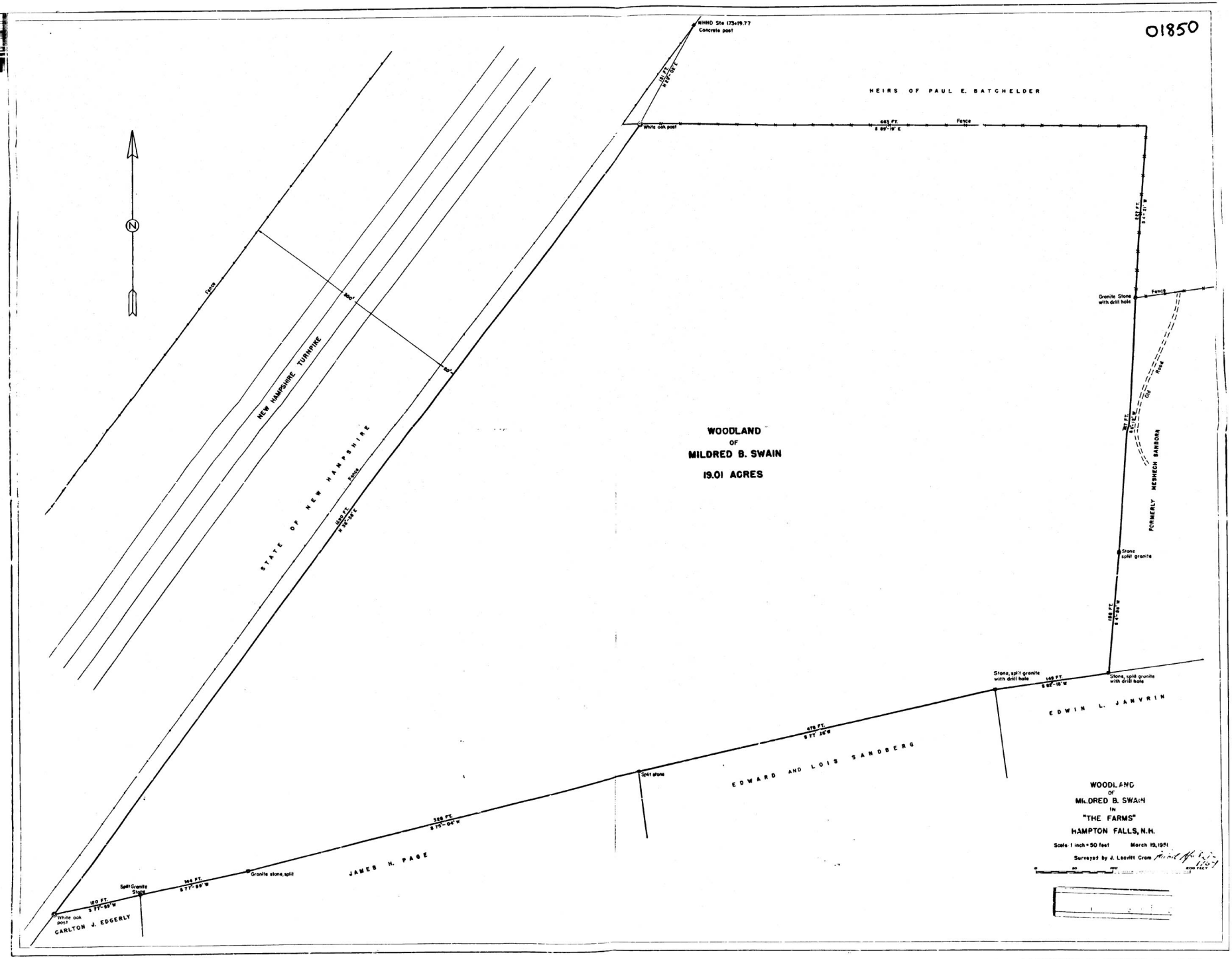
01850



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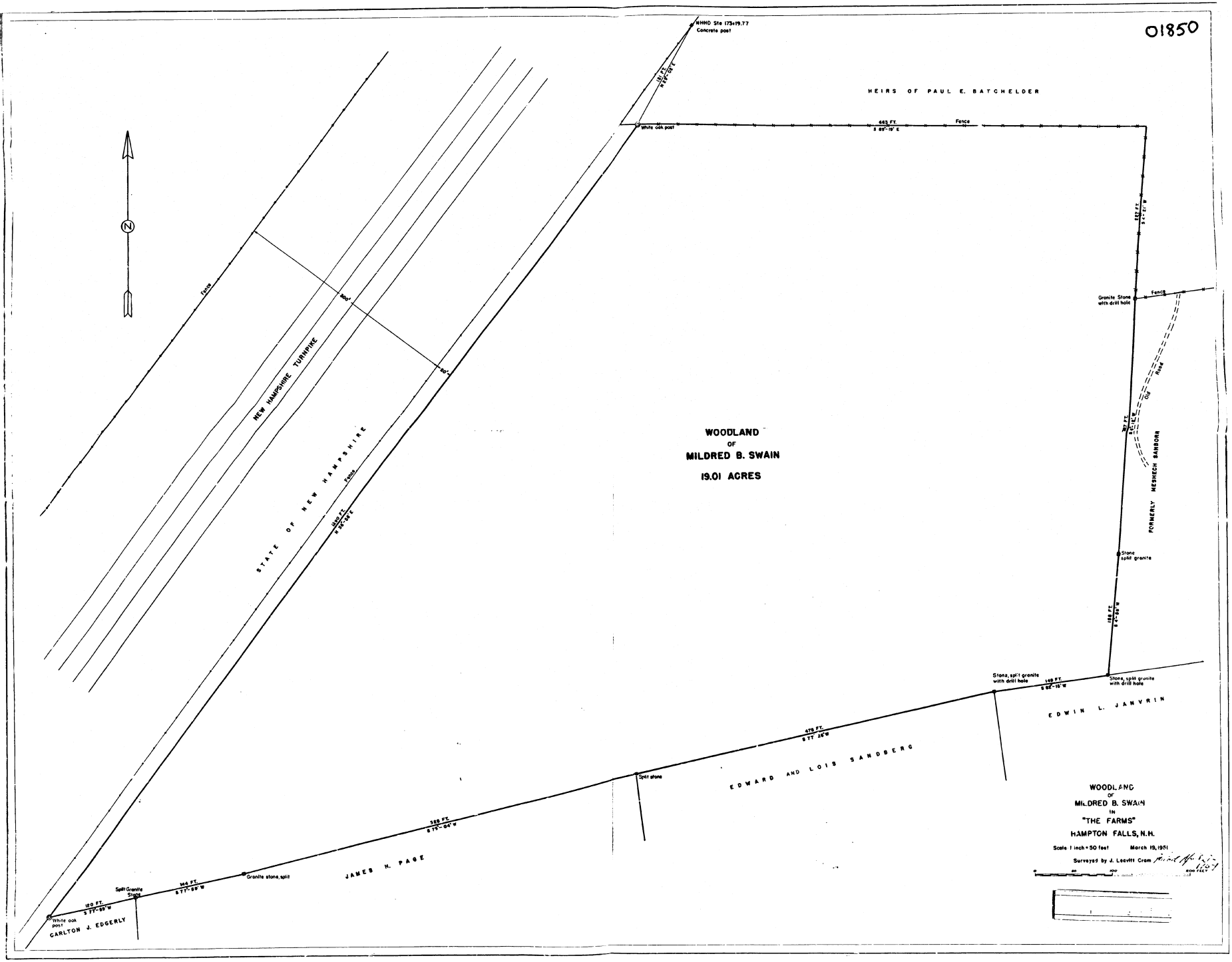


Printed from Internet for on 3/17/2015

MAY 9 11 21 AM '89

19467

PLAT OF LAND OF ANTONIO M. & ISABEL MORGADO IN HAMPTON FALLS, N.H.

STOCKTON SERVICES
HAMPTON, N.H.
SCALE: 1"=50' APRIL 1989

0 25 50 100 150 200 FEET
0 10 20 30 50 METERS

I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. 4/12/89

STATE OF NEW HAMPSHIRE — No. 752 ANNE W. BIALOBRZESKI — LICENSED LAND SURVEYOR
SIGNATURE

OWNER UNKNOWN
BELIEVED TO BE
/F S. BROWN
R.C.R. 637-293
SEE R.C.R. 247-298

924'± TO TAYLOR RIVER

SET ½" I.P. & STONES

REF. R.C.R. PLAN #A-5824

N 83-13-06 E 288.99

N/F MERRILL R.C.R. 2527-255

SET PUNCH MARK IN FND S.B.

4.26 ACRES±
(DEED 3AC 107R)
R.C.R. 2716-489
SEE R.C.R. 427-306
PROBATE #19553 09

S 12-01-02 E 660.00

N/F HAMPTON FALLS PROPERTIES, LTD
R.C.R. 2341-0378
SEE R.C.R. 2004-240
R.C.R. 127-432

N/F A. & M. MELVILLE
R.C.R. 2245-299
SEE R.C.R. 1429-062
R.C.R. 871-371
R.C.R. 871-380
R.C.R. 485-365

N 13-36-25 W 675.16

WELL

(SEE NOTE 2)

FND I. PIN

114.4

FND S.B. W/ D.H.

N/F S. & L. WAKEFIELD
R.C.R. 2254-0642
SEE R.C.R. PLAN #B-5834
R.C.R. PLAN #C-19098

269.30 S 80-25-30 W

OLD R.O.W.

NEW R.O.W. (R.C.R. 2782-2241)

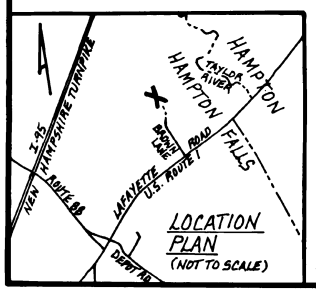
BROOK

FND S.B. (SQUARE CUT)

(N/F MELVILLE)

TO BROWN LANE

* (REPRODUCED FROM REF. PLANS)



LOCATION PLAN
(NOT TO SCALE)

NOTES

1. BOUNDARY CONTROL TRAVERSE ERROR OF CLOSURE = 1/60,400 USING LIETZ SET 4 TOTAL STATION
2. NOTE POSSIBLE RIGHT OF WAY FOR HAMPTON FALLS PROPERTIES THROUGH SUBJECT TRACT (REF. R.C.R. 127-432). ORIGINAL RIGHT OF WAY LOCATION NOT APPARENT.

C-19325

110

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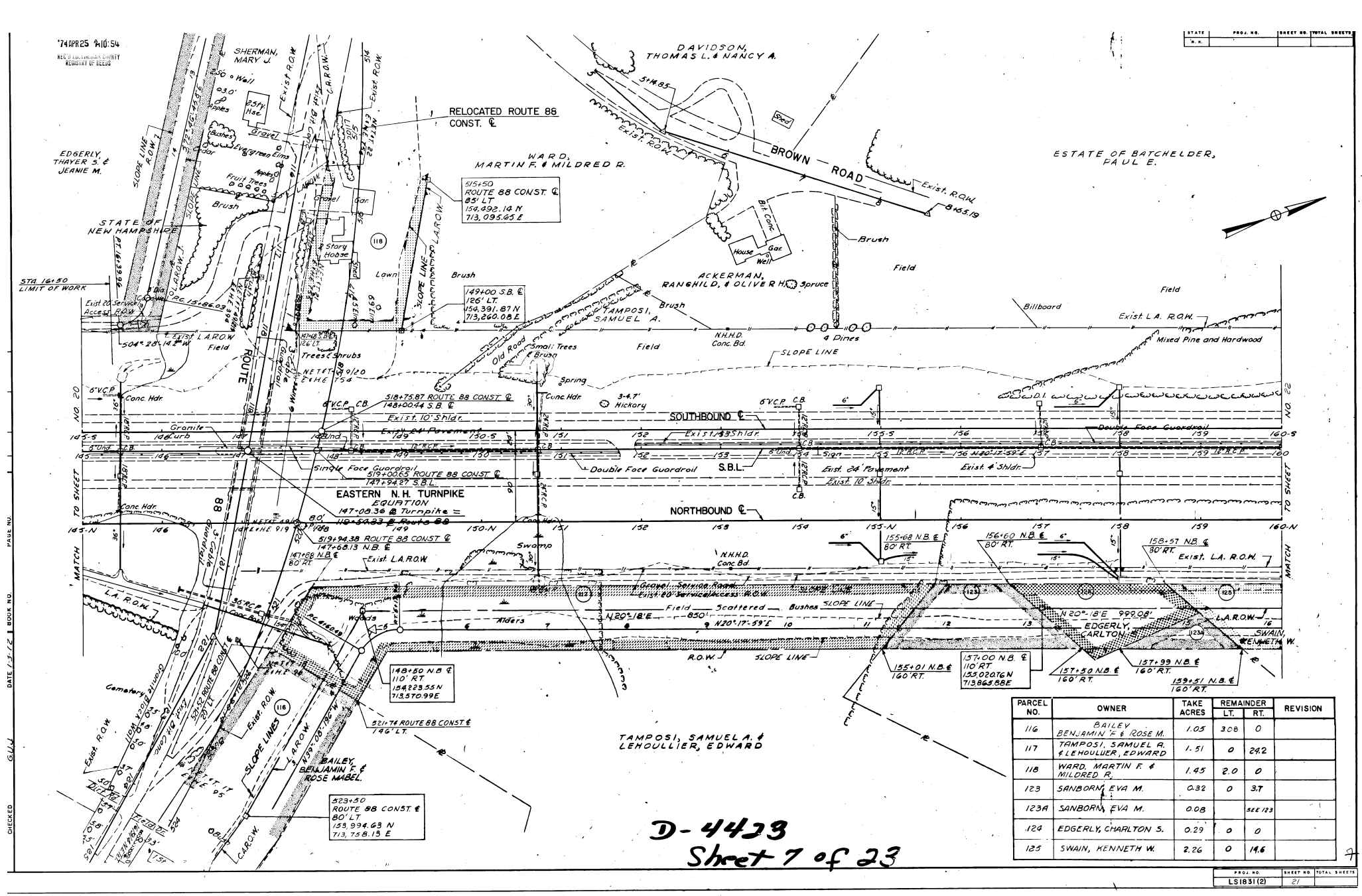


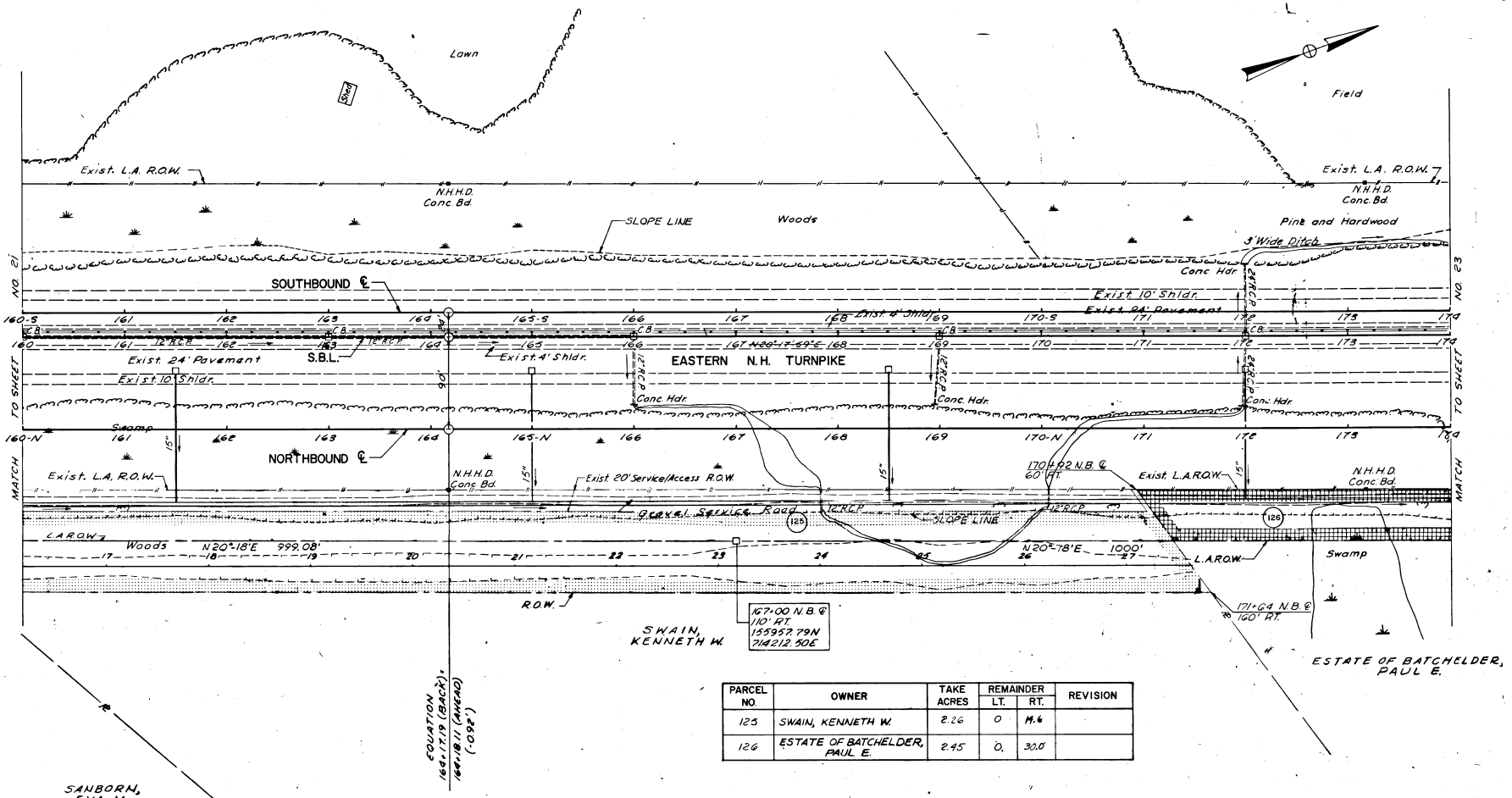
PARCEL NO.	OWNER	TAKE ACRES	REMAINDER LT.	REMAINDER RT.	REVISION
116	BAILEY BENJAMIN F. & ROSE M.	1.05	3.08	0	
117	TAMPOSI, SAMUEL A. & LEHOULLIER, EDWARD	1.51	0	24.2	
118	WARD, MARTIN F. & MILDRED R.	1.45	2.0	0	
123	SANBORN, EVA M.	0.32	0	3.7	
123A	SANBORN, EVA M.	0.08		SEE 123	
124	EDGERLY, CHARLTON S.	0.29	0	0	
125	SWAIN, KENNETH W.	2.26	0	14.6	

PROJ. NO.	SHEET NO.	TOTAL SHEETS
LS1831(2)	21	

Printed from Internet for on 1/13/2015

STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
N. H.			

ESTATE OF BATCHELDER, PAUL E.



PARCEL NO.	OWNER	TAKE ACRES	REMAINDER LT.	REMAINDER RT.	REVISION
125	SWAIN, KENNETH W.	2.26	0	M.6	
126	ESTATE OF BATCHELDER, PAUL E.	2.45	0.	30.0	

D-4423
Sheet 10 of 23

PROJ. NO.	SHEET NO.	TOTAL SHEETS
LS1831(2)	22	57

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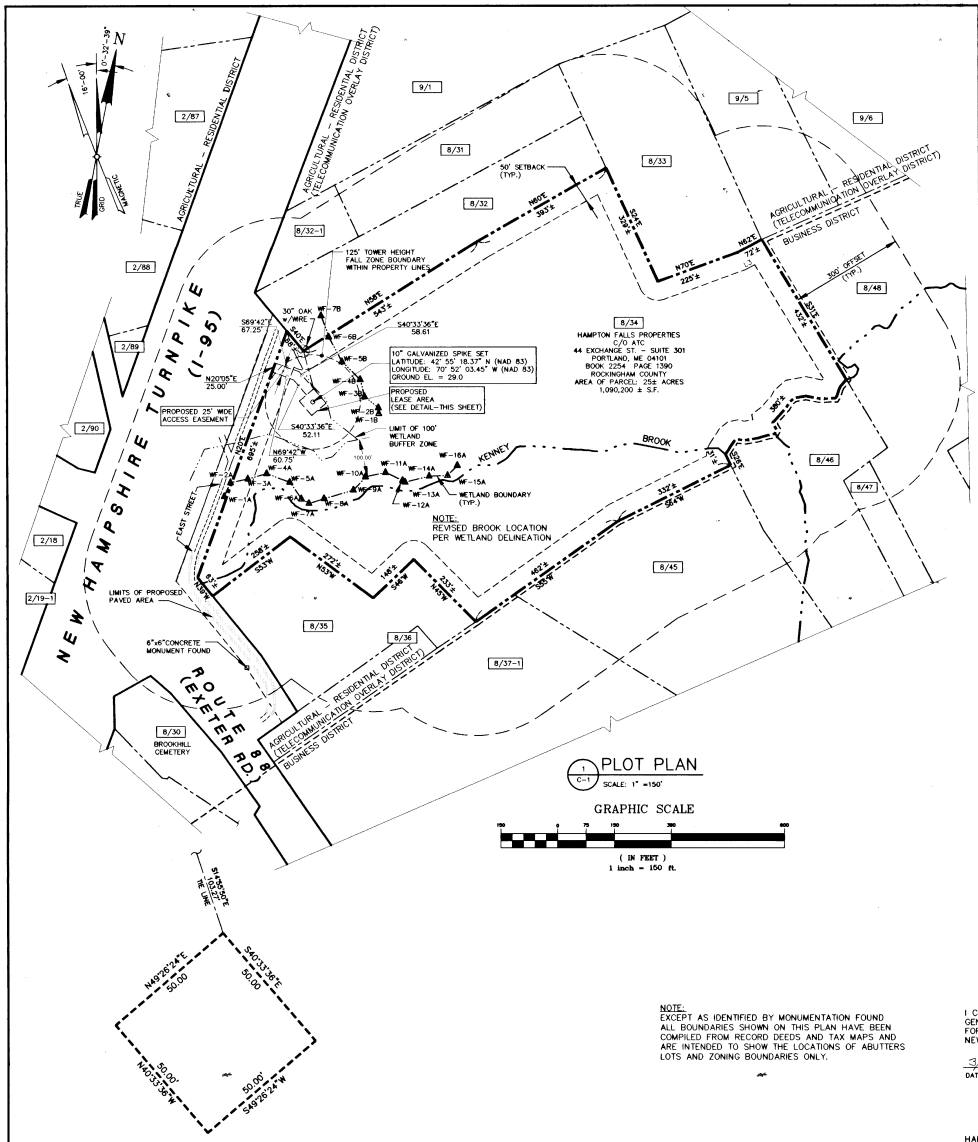


1 C-1 PLOT PLAN
SCALE: 1" =150'

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

2 C-1 LEASE AREA DETAIL
SCALE: 1" =20'

LIST OF ABUTTERS

MAP/LOT	RECORD OWNER	ADDRESS
2/18	WAYNE BERRY	38 EXETER ROAD HAMPTON FALLS, NH 03844
2/19-1	NATHAN S. KITCHEN	76 CAROS MILL ROAD COLUMBIA, CT 06237-1232
2/87	STEPHEN MARSTEN	55 BROWN ROAD HAMPTON FALLS, NH 03844
2/88 2/89	HAMPTON FALLS PROPERTIES	20 TRAFALAR SQUARE 602 NASHUA, NH 03063-1981
2/90	MARTIN WARD	15 BACK RIVER RD. APT.2 DOVER, NH 03820-4428
8/30-32 8/37-1	TOWN OF HAMPTON FALLS	1 DRINKWATER ROAD HAMPTON FALL, NH 03844
8/32-1	UNKNOWN (NO RECORD OF OWNER)	
8/33	UNKNOWN (NO RECORD OF OWNER)	
8/35	SANDRA M. RICHARD	31 EXETER ROAD P.O. BOX 11 HAMPTON FALLS, NH 03844
8/36	GEORGIANNA L. SWAIN	43 BRIMMER LANE HAMPTON FALLS, NH 03844
8/45	JAMES & MARY JANE FALLON	102 LAFAYETTE ROAD HAMPTON FALLS, NH 03844
8/46	ROBERT F. & JOSEPHINE HUDSON	213 AMESBURY ROAD EAST KINGSTON, NH 03827
8/47	RICHARD HARRIS	110 LAFAYETTE ROAD HAMPTON FALLS, NH 03844
8/48	RANDALL K. WEBSTER	112 LAFAYETTE ROAD HAMPTON FALLS, NH 03844
9/1	CHRISTOPHER MERRILL	FOLLY HILL ROAD SEABROOK, NH 03874
9/5	JOSEPH A. MELVILLE	16 MARSH LANE HAMPTON FALLS, NH 03844
9/6	JOSEPH A. & MARGERY MELVILLE	16 MARSH LANE HAMPTON FALLS, NH 03844

DESCRIPTION OF LEASE AREA

A CERTAIN PARCEL OF LAND LOCATED EASTERLY OF THE NEW HAMPSHIRE TURNPIKE (ROUTE I-95) IN THE TOWN OF HAMPTON FALLS, ROCKINGHAM COUNTY, NEW HAMPSHIRE AND ON THE PREMISES OF HAMPTON FALLS PROPERTIES, BOOK 2254 PAGE 1390, SAID PARCEL IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 5 REBAR CAPPED LLS 769 AT THE NORTHERLY CORNER OF THE SUBJECT PARCEL, SAID CORNER BEING S14°-55'-50"E, 103.27 FEET FROM A 30" OAK W/WIRE LOCATED AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY THE TOWN OF HAMPTON FALLS AS SHOWN ON TAX MAP 8 LOT 32;

THENCE, S49°26'24"W, 50.00 FEET TO A NO. 5 REBAR CAPPED LLS 769;

THENCE, S40°33'36"E, 50.00 FEET TO A NO. 5 REBAR CAPPED LLS 769;

THENCE, N49°26'24"E, 50.00 FEET TO A NO. 5 REBAR CAPPED LLS 769;

THENCE, N40°33'36"W, 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,500 SQUARE FEET.
BEARINGS ARE BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD83).

PLAN REFERENCES

1. RESUBDIVISION PLAN FOR THOMAS REALTY TRUST COUNTY OF ROCKINGHAM-HAMPTON FALLS, N.H. PREPARED BY RICHARD P. MILLETTE & ASSOC. DATED APRIL 12,1995 RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-24006.
2. PLAN ENTITLED "PLAN OF LAND–EXETER ROAD (RTE. 88)" HAMPTON FALLS, N.H. MADE FOR EDWARD LEHOULLIER DATED JAN. 1973, PREPARED BY ROBERT NOLTE– LAND SURVEYOR.

LEGEND

- PROPERTY LINE
- 8/34 MAP/LOT
- RIGHT OF WAY
- ZONE BOUNDARY
- WETLAND FLAG LOCATION

NOTE:
EXCEPT AS IDENTIFIED BY MONUMENTATION FOUND ALL BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM RECORD DEEDS AND TAX MAPS AND ARE INTENDED TO SHOW THE LOCATIONS OF ABUTTERS LOTS AND ZONING BOUNDARIES ONLY.

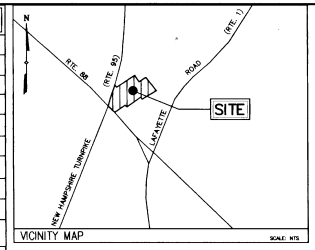
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN GENERAL ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF NEW HAMPSHIRE AS MODIFIED FOR CLIENT REQUIREMENTS AND NEEDS.

3/23/99 Thomas J Raymond
DATE
THOMAS J. RAYMOND
LICENSED LAND SURVEYOR #769

HAMPTON FALLS PLANNING BOARD

DATE MEMBER

D-27307
sheet 2of2



VICINITY MAP
SCALE: NTS

SURVEY

GENERAL NOTES

1. DATE OF FIELD SURVEY: MAY 8, 1998
2. SITE NAME: TAMPOSI PROPERTY
3. SITE NUMBER: NAS115E
4. SITE ADDRESS: ROUTE 88 & 95 HAMPTON FALLS, NH 03844 ROCKINGHAM COUNTY
5. OWNER: HAMPTON FALLS PROPERTIES C/O ATC 44 EXCHANGE ST. – SUITE 301 PORTLAND, ME 04101
6. APPLICANT: TELECORP REALTY, LLC. 1101 17TH STREET NW. – 9TH FLOOR WASHINGTON, DC 20036
7. JURISDICTION: TOWN OF HAMPTON FALLS, NH
8. ZONING DISTRICT: AGRICULTURAL – RESIDENTIAL (TELECOMMUNICATION OVERLAY DISTRICT)
9. TAX IDENTIFICATION: MAP: 8 LOT: 34
10. VERTICAL DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929, (MEAN SEA LEVEL).
11. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
12. CENTER OF LEASE AREA: LATITUDE: 42° 55' 18.37" N (NAD 83) LONGITUDE: 70° 52' 03.45" W (NAD 83) GROUND EL. = 29.0
13. TRUE NORTH IS BASED ON REDUCTION FROM THE NEW HAMPSHIRE GRID COORDINATE SYSTEM.
14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1(888) 344 -7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. THE LEASE AREA IS LOCATED IN FLOOD ZONE "C" AND IS NOT WITHIN THE FLOOD ZONE "B" AREA OF THE PROPERTY AS DEPICTED ON F.I.R.M. PANEL #330-133-0010 B (PANEL 10 OF 10) EFFECTIVE APRIL 15, 1982 AS DEPICTED IN THE TOWN OF HAMPTON FALLS, NEW HAMPSHIRE, ROCKINGHAM COUNTY. ZONE "C" IS DEFINED AS AN AREA OF MINIMAL FLOODING.

ZONING INFORMATION

ZONING DISTRICT: AGRICULTURAL – RESIDENTIAL (TELECOMMUNICATION OVERLAY DISTRICT)

MINIMUM LOT AREA:	87,120 S.F.
MINIMUM ROAD FRONTAGE:	250 FEET
FRONT YARD SETBACK:	50 FEET
SIDE YARD SETBACK:	50 FEET
REAR YARD SETBACK:	50 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM LOT COVERAGE:	15%
TOWER SETBACK:	125% OF TOWER HEIGHT FROM OFF SITE RESIDENTIAL STRUCTURE

FAA CERTIFICATION – 2C

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATIONS PRESENTED HEREON MEETS THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

+/- TWENTY (20) FEET VERTICALLY
+/- FIFTY (50) FEET HORIZONTALLY

Thomas J Raymond 3/23/99
THOMAS J. RAYMOND DATE
LICENSED LAND SURVEYOR #769

0 1 2 3
ORIGINAL SIZE IN INCHES

TELECORP PCS, INC.
1101 17TH STREET NW.
9TH FLOOR
WASHINGTON, DC 20036
OFFICE: (603) 598-9850
FAX: (603) 598-9950

Entel Technologies, Inc.
20 INDUSTRIAL PARK DRIVE
SUITE 200
NASHUA, NH 03062
OFFICE: (603) 598-9850
FAX: (603) 598-9950

TECTONIC ENGINEERING CONSULTANTS P.C.
NO. 769 THOMAS J. RAYMOND

APPROVALS
TELECORP
LANDLORD
LEASING
R.F.
ZONING
CONSTRUCTION
LUCENT

PROJECT NO: 2073.NAS115E
DRAWN BY: DAB
RELEASED BY: MSD

SUBMITTALS

4	12/4/98	FALL ZONE BOUNDARY
3	10/6/98	MOVED LEASE AREA
2	7/30/98	ADDED WETLAND FLAGS
1	6/10/98	FOR ZONING – SURVEY
0	5/19/98	FOR COMMENT – SURVEY

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO TELECORP COMMUNICATIONS INC. IS STRICTLY PROHIBITED.

CANDIDATE# NAS115E
TAMPOSI PROPERTY
ROUTE 88 & 95
HAMPTON FALLS, NH 03844
ROCKINGHAM COUNTY

SHEET TITLE
PLOT PLAN

SHEET NUMBER
C-1

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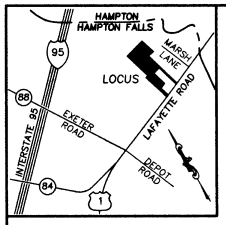


LOCUS MAP

TOWN OF HAMPTON FALLS, NH
PLANNING BOARD APPROVAL

Chairman, Vice Chairman

October 2, 2002

DATE

N/F JOSEPH A. & MARGERY W. MELVILLE
16 MARSH LANE
HAMPTON FALLS, NH 03844
BK. 2429 PG. 0790

N/F LARRY N. & HOLLY KNOWLES
12 MARSH LANE
HAMPTON FALLS, NH 03844
BK. 2315 PG. 0593

S.B. FND. (HELD)

N 12°57'10" W 367.29'

I.P. FND.

25' BUILDING SETBACK (TYPICAL)

S 86°46'14" W 154.39'

S.B. FND. (HELD FOR ALIGNMENT)

WETLANDS DELINEATION BY
NH SOIL CONSULTANTS, INC.
IN JULY OF 2002.
1 SIMON LANE
NEWMARKET, NH 03857
(WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND THE ROUTINE DETERMINATIONS METHOD)

LOT AREA
504,593 S.F.
12.28 ACRES

N 79°33'36" E 336.61'

N/F JOSEPH A. & MARGERY W. MELVILLE
16 MARSH LANE
HAMPTON FALLS, NH 03844
BK. 2429 PG. 0790

S.B. FND. (HELD)

N/F JOSEPH A. & MARGERY W. MELVILLE
16 MARSH LANE
HAMPTON FALLS, NH 03844
BK. 3216 PG. 2764

N 79°18'53" E 174.17'

25' BUILDING SETBACK (TYPICAL)

651.64'
N 13°26'11" W

I ROD SET (6-27-2002) AT BASE OF FALLEN OLD S.B. FND.

N/F PETER MELVILLE
317 EXETER ROAD
HAMPTON FALLS, NH 03844

N/F PAMELA M. KOPKA
27 DRAKESIDE ROAD
HAMPTON FALLS, NH 03844
BK. 3602 PG. 1604

N/F JEAN POTTER MURPHY, LLC
106 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
BK. 3484 PG. 0400

N/F KENNY BROOK PROPERTY LLC
120 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
BK. 3564 PG. 0757

A18 STOP

S 11°36'03" E 891.90'

100' WETLAND OFFSET

LOT LINE TO BE ELIMINATED

PROPOSED DUMPSTER AND ABOVE GROUND FUEL STORAGE TANKS

PROPOSED CONCRETE PAD AND STOCKADE FENCE

EXISTING DWELLING

APPROXIMATE EXISTING LEACH FIELD

PROPOSED BURIED WIRE

#120 EXISTING BUILDING

D.H.S.B. FND. (HELD)

GREEN HOUSE & CHAIN LINK FENCE ENCROACH ONTO LOCUS

2 GREEN HOUSES

I.P. FND.

#116 EXISTING BUILDING

PAVED DRIVE

AGWAY

EXISTING GRAVEL DRIVEWAY TO BE PAVED

PROPOSED CONDUIT FOR ELECTRIC SERVICE

PROPOSED UTILITY POLE

PROPOSED SWALE ELEVATION INTO POND = 22.5

PROPOSED PAVEMENT (19,360 S.F.)

PROPOSED 65'X100' BUILDING (6,500 S.F.)

HEIGHT=18'-1"

POND

DETENTION

S 15°58'49" E 210.00'

N/F RONALD A. JONES
114 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
BK. 2755 PG. 0050

#114

S 70°32'11" W 150.00'

N 13°15'39" W 210.64'

PROPOSED SNOW STORAGE

PROPOSED ROW OF SHRUBS

APPROXIMATE EXISTING LEACH FIELD

EXISTING GARAGE

EXISTING DUG WELL

PAVED DRIVE

#112 EXISTING DWELLING

#110 EXISTING DWELLING

LAFAYETTE ROAD (U.S. ROUTE 1)

EDGE OF PAVEMENT (TYPICAL)

UP #20

UP #21

UP #22

N 73°49'11" E 63.40'

133.39'

69.98'

644.92'
N 12°33'58" W

PROPOSED EMERGENCY SPILLWAY (SEE SHEET 2)
PROPOSED 6" ADS
INVERT OUT = 22.0

N/F RICHARD A. HARRIS
110 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
BK. 2426 PG. 0763

N/F MARIA A. ELIAS
REALTY TRUST
115 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
BK. 3460 PG. 2836

N/F 109 LAFAYETTE ROAD
REALTY TRUST
109 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
BK. 3535 PG. 2267

ADDITIONAL ABUTTERS

AREA COVERAGE CALCULATIONS

TOTAL AREA	504,593 S.F.
EXISTING COVERAGE	27,750 S.F. (5.5%)
PROPOSED COVERAGE	+ 25,860 S.F. (5.1%)
TOTAL COVERAGE	= 53,610 S.F. (10.6%)

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. SILT FENCE W/ HAYBALES
- PROPOSED SWALE
- EXISTING TREE LINE
- EXISTING SEWER MANHOLE
- EXISTING HYDRANT
- WET FLAG
- EXISTING UTILITY POLE
- WETLANDS
- PROPOSED SPOT GRADE
- PROPOSED PHOTOMETRIC LIGHTING (SEE NOTE 5)

C.B.	CONCRETE BOUND	I.P.	IRON PIPE
S.B.	STONE BOUND	I.R.	IRON ROD
D.H.	DRILL HOLE	FND.	FOUND
PK	MASONRY NAIL	N/FND.	NOT FOUND

ASSESSORS MAP AND PARCEL

PLAN REFERENCE

B-24341 "PLAT OF LAND FOR THE DORR FAMILY TRUST IN HAMPTON FALLS, NH" SCALE 1"=100' OCTOBER 1995 BY: STOCKTON SERVICES

B-5366 "SUBDIVISION OF LAND FOR ROBERT S. & LOIS A. SWINDELLS IN HAMPTON FALLS, N.H." SCALE 1"=40' JULY 1975 BY: PARKER SURVEY ASSOC., INC.

RECORD OWNERS

KEITH R. WEBSTER & ELIZABETH DODGE WEBSTER TRUSTEES OF THE KEITH R. WEBSTER & ELIZABETH DODGE WEBSTER REVOCABLE TRUST
112 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
BK. 3505 PG. 2442

N/F DODGE FAMILY REAL ESTATE COMPANY L.L.C.
116 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
BK. 3446 PG. 2999

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50'

DETENTION POND DATA

Average Volume:	5510.0 ft³
Area:	5980.0 ft²
Perimeter:	325.0 ft
Bottom Elevation:	22.0 ft
Rim Elevation:	23.0 ft
50-Year Elevation:	22.7 ft

TEST PIT NOTES:
-HAND AUGERED TEST HOLE PERFORMED ON 7/12/02
-VERY FEW, FAINT MOTTLES OBSERVED AT 36"
-FINE, GRANULAR SAND
-NO OBSERVED WATER AT 44" DEPTH

ZONING DISTRICT

BUSINESS "B"

MINIMUM REQUIREMENTS

AREA	87,120 S.F.
FRONTAGE	250'

BUILDING SETBACKS

FRONT	25'
SIDE	25'
REAR	25'

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND AND THAT THE STRUCTURES ARE LOCATED AS SHOWN.

STATE OF NEW HAMPSHIRE — No. 6712 — LICENSED LAND SURVEYOR — JOHN HENRY H. BOYD JR.

LICENSED LAND SURVEYOR 09-27-02 DATE

D-30143

GENERAL NOTES:

1) PROPOSED BOX LIGHTING SHALL BE AIMED DOWNWARD AND MOUNTED NO HIGHER THAN 20 FEET ON THE BUILDING TO MINIMIZE OFF-SITE "LIGHT POLLUTION".
2) EXISTING PAVEMENT TO BE SAWCUT PRIOR TO INSTALLATION OF NEW PAVEMENT.
3) THE UPLAND AREA OF THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 330133 0010B.
4) ELEVATIONS ARE REFERENCED TO 1929 N.G.V.D. DATUM.
5) FOR DETAIL LIGHT INFORMATION SEE ATTATCHED HERE WITH.
6) THERE SHALL BE FULL CUT OFF LIGHTING AROUND OUTSIDE OF BUILDING.
7) THE PROPOSED BUILDING SHALL BE EQUIPPED WITH A DRY SPRINKLER SYSTEM.
8) A WAIVER WAS REQUESTED AND GRANTED TO ALLOW FOR A PLAN SCALE OF 1"=50'.

STATE OF NEW HAMPSHIRE — CHRISTOPHER J. LEHAY No. 10088 — LICENSED LAND SURVEYOR

27 SEPT 02

NO.	DATE	DESCRIPTION	BY
3	09-25-02	PLANNING BOARD'S COMMENTS	C.M.Y.
2	09-24-02	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	08-05-02	PER ROCKINGHAM PLANNING COMMISSION REVIEW	P.D.B.

GRADING & DRAINAGE PLAN

PLAT OF LAND
IN
HAMPTON FALLS, NH

SHOWING
A LOT LINE MERGER & SITE DEVELOPMENT AT 112 & 116 LAFAYETTE ROAD
(ASSESSORS MAP 8 LOTS 48 & 50)

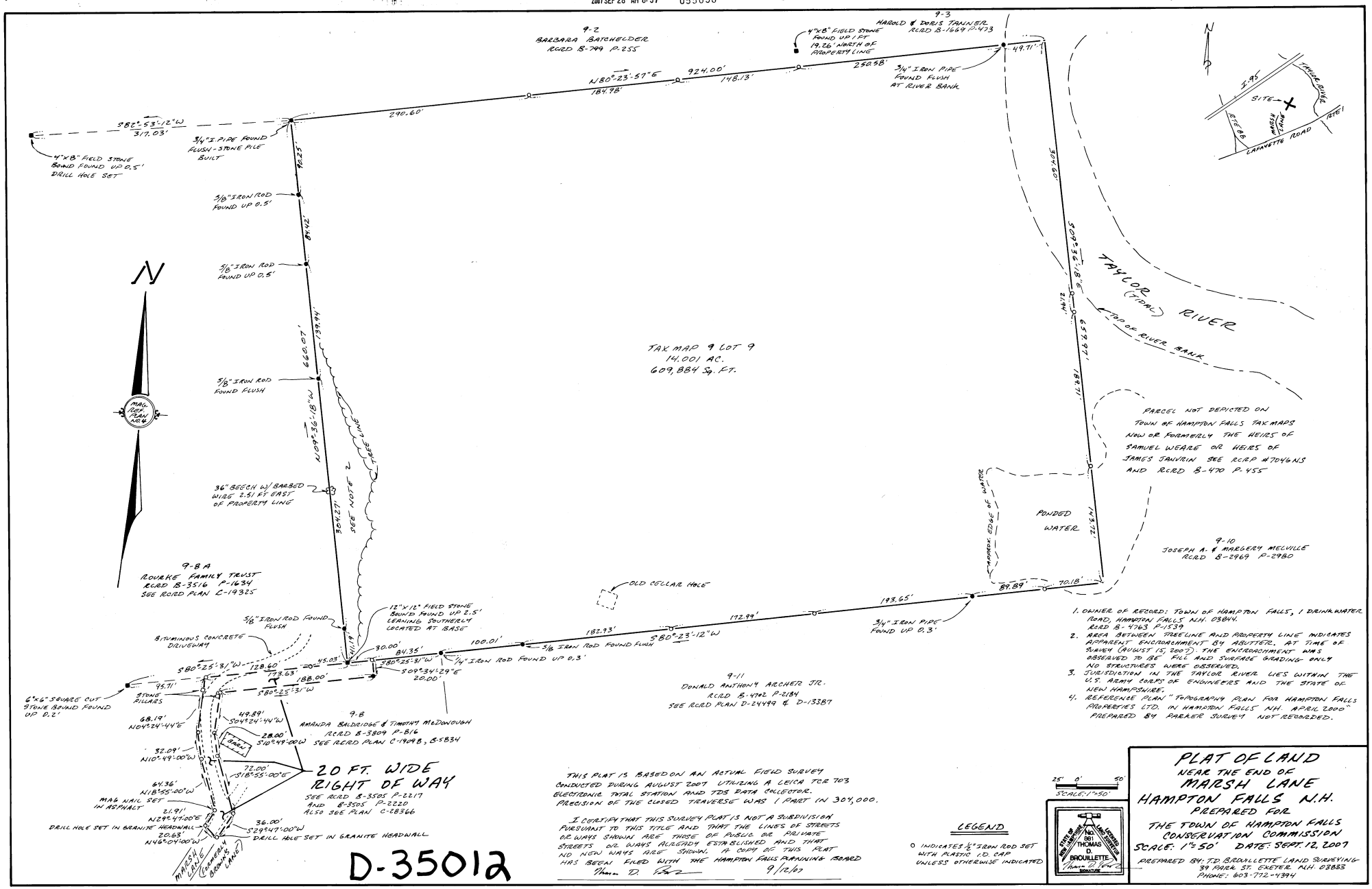
PREPARED FOR
KEITH WEBSTER
112 LAFAYETTE ROAD HAMPTON FALLS, NH 03844

PARKER SURVEY & ENGINEERING
ENGINEERS AND LAND SURVEYORS
13 HAMPTON ROAD EXETER, NH 03833

SCALE: 1"=50' | DRWN. BY: C.M.Y. | PROJECT: 202245
DATE: SEPT. 4, 2002 | CHKD. BY: C.J.L. | SHEET: 1 OF 2

Printed from Internet for on 3/17/2015

2007 SEP 28 AM 8:57 055058


9-2
BARBARA BATCHELDER
RCRD B-799 P-255
9-3
HAROLD & DORIS TRAINER
RCRD B-1669 P-473
4"x8" FIELD STONE FOUND UP 1 FT 19.26' NORTH OF PROPERTY LINE
3/4" IRON PIPE FOUND FLUSH AT RIVER BANK
N80°-23'-57"E
184.98'
924.00'
148.13'
250.58'
49.71'
S82°-53'-12"W
317.03'
4"x8" FIELD STONE BOUND FOUND UP 0.5' DRILL HOLE SET
3/4" I. PIPE FOUND FLUSH - STONE PILE BUILT
290.60'
3/8" IRON ROD FOUND UP 0.5'
3/8" IRON ROD FOUND FLUSH
5/8" IRON ROD FOUND UP 0.5'
36" BEECH W/ BARBED WIRE 2.5' FT EAST OF PROPERTY LINE
N09°-36'-18"W
660.07'
302.27'
139.44'
99.42'
99.25'
TREELINE
MAG. DEC. PLAN NE'LY
TAX MAP 9 LOT 9
14.001 AC.
609,884 Sq. FT.
S09°-36'-18"E
660.07'
TAYLOR (TIDAL) RIVER
TOP OF RIVER BANK
PARCEL NOT DEPICTED ON TOWN OF HAMPTON FALLS TAX MAPS NOW OR FORMERLY THE HEIRS OF SAMUEL WEARE OR HEIRS OF JAMES JANVRIN SEE RCRD #7046 NS AND RCRD B-470 P-455
PONDED WATER
APPROX. EDGE OF WATER
143.21'
182.71'
70.18'
89.89'
9-10
JOSEPH A. & MARGERY MELVILLE
RCRD B-2969 P-280
9-8A
ROURKE FAMILY TRUST
RCRD B-3516 P-1634
SEE RCRD PLAN C-19325
OLD CELLAR HOLE
12"x12" FIELD STONE BOUND FOUND UP 2.5' LEANING SOUTHERLY LOCATED AT BASE
3/8" IRON ROD FOUND FLUSH
BITUMINOUS CONCRETE DRIVEWAY
S80°-25'-31"W
128.60'
173.63'
188.00'
45.03'
84.35'
30.00'
S80°-25'-31"W
S09°-34'-29"E
20.00'
182.93'
172.99'
193.65'
100.01'
5/8 IRON ROD FOUND FLUSH
1/4" IRON ROD FOUND UP 0.3'
3/4" IRON PIPE FOUND UP 0.3'
S80°-23'-12"W
6"x6" SQUARE CUT STONE BOUND FOUND UP 0.2'
95.71'
STONE PILLARS
S80°-25'-31"W
68.19'
N04°-24'-44"E
49.89'
S04°-24'-44"W
28.00'
S10°-49'-00"W
32.09'
N10°-49'-00"W
72.00'
S18°-55'-00"E
64.36'
N18°-55'-00"W
MAG NAIL SET IN ASPHALT
21.91'
N29°-47'-00"E
20.63'
N46°-04'-00"W
36.00'
S29°-47'-00"W
DRILL HOLE SET IN GRANITE HEADWALL
DRILL HOLE SET IN GRANITE HEADWALL
GRANITE BOUNDS
MARSH LANE
(FORMERLY BROWN'S LANE)
9-8
AMANDA BALDRIDGE & TIMOTHY McDONOUGH
RCRD B-3809 P-816
SEE RCRD PLAN C-19098, B-5834
9-11
DONALD ANTHONY ARCHER JR.
RCRD B-4702 P-2184
SEE RCRD PLAN D-24499 & D-13387
20 FT. WIDE RIGHT OF WAY
SEE RCRD. B-3505 P-2217 AND B-3505 P-2220
ALSO SEE PLAN C-28366
D-35012
N
TAYLOR RIVER
SITE
BEECH
MARSH LANE
LAFAYETTE ROAD
RTE 1
1. OWNER OF RECORD: TOWN OF HAMPTON FALLS, 1 DRINKWATER ROAD, HAMPTON FALLS N.H. 03844. RCRD B-4763 P-1539
2. AREA BETWEEN TREELINE AND PROPERTY LINE INDICATES APPARENT ENCROACHMENT BY ABUTTER. AT TIME OF SURVEY (AUGUST 15, 2007). THE ENCROACHMENT WAS OBSERVED TO BE FILL AND SURFACE GRADING ONLY NO STRUCTURES WERE OBSERVED.
3. JURISDICTION IN THE TAYLOR RIVER LIES WITHIN THE U.S. ARMY CORPS OF ENGINEERS AND THE STATE OF NEW HAMPSHIRE.
4. REFERENCE PLAN "TOPOGRAPHY PLAN FOR HAMPTON FALLS PROPERTIES LTD. IN HAMPTON FALLS N.H. APRIL 2000" PREPARED BY PARKER SURVEY NOT RECORDED.
THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED DURING AUGUST 2007 UTILIZING A LEICA TCR 703 ELECTRONIC TOTAL STATION AND TDS DATA COLLECTOR. PRECISION OF THE CLOSED TRAVERSE WAS 1 PART IN 304,000.
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. A COPY OF THIS PLAT HAS BEEN FILED WITH THE HAMPTON FALLS PLANNING BOARD
Thomas D. Brouillette 9/12/07
LEGEND
O INDICATES 5/8" IRON ROD SET WITH PLASTIC I.D. CAP UNLESS OTHERWISE INDICATED
25' 0' 50'
SCALE: 1"=50'
STATE OF NEW HAMPSHIRE LAND SURVEYOR NO. 881 THOMAS D. BROUILLETTE
PLAT OF LAND
NEAR THE END OF
MARSH LANE
HAMPTON FALLS N.H.
PREPARED FOR
THE TOWN OF HAMPTON FALLS CONSERVATION COMMISSION
SCALE: 1"=50' DATE: SEPT. 12, 2007
PREPARED BY: T.D. BROUILLETTE LAND SURVEYING 39 PARK ST. EXETER N.H. 03833 PHONE: 603-772-4394